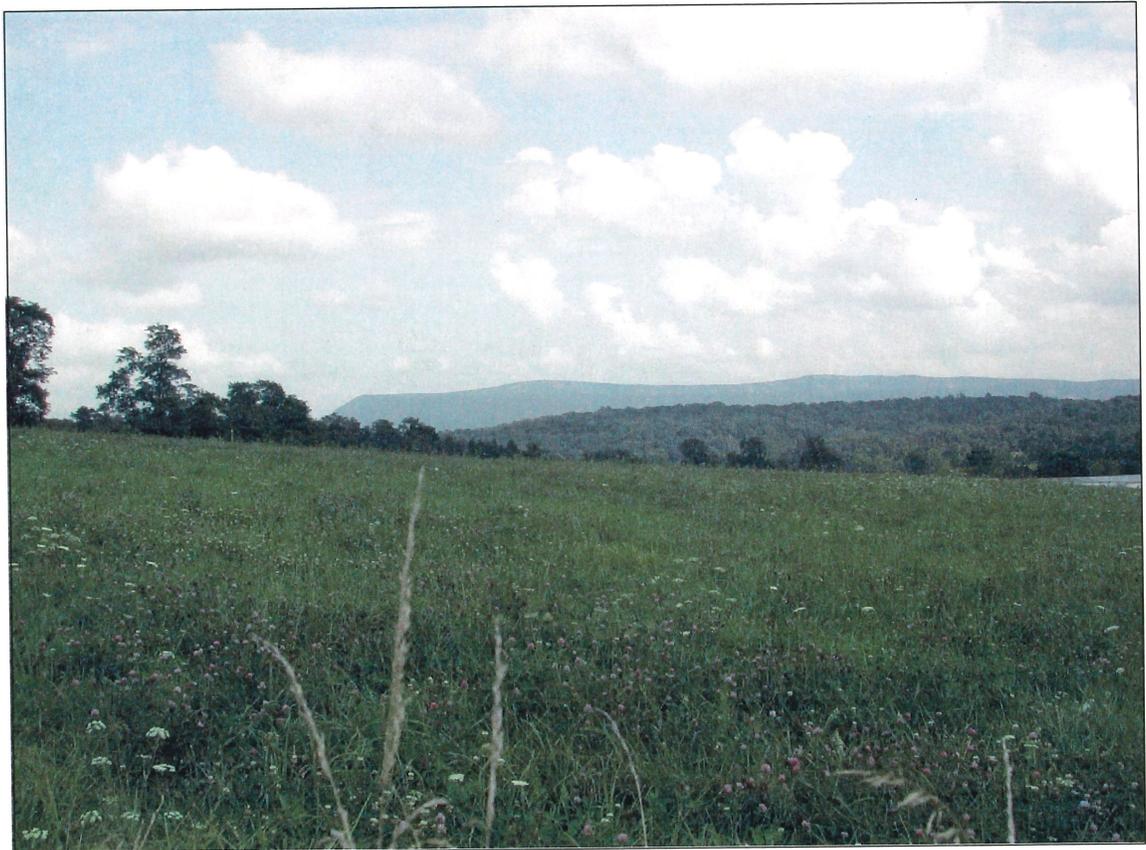


Fisher's Hill & Tom's Brook Battlefields Preservation Plan



Prepared for
Shenandoah Valley Battlefields Foundation
And the
County of Shenandoah, Virginia

Prepared by
symoetica
Woodstock, Virginia

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Prepared by

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October 2005

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Executive Summary

A Community-Based Preservation Plan

The Shenandoah Valley Battlefields Foundation, Shenandoah County, and a Citizens Steering Committee jointly prepared this preservation plan for Fisher's Hill and Tom's Brook Civil War battlefields in Shenandoah County, Virginia. With funding and support from the National Park Service's American Battlefield Protection Program, they established a process for developing a community-based action plan to preserve the battlefields.

A 19-member Steering Committee of landowners was enlisted to guide the process and to reach out to the general public for ideas and issues that should be addressed in the plan. The resulting plan was endorsed by the Board of Trustees of the Shenandoah Valley Battlefields Foundation on 20 September 2004 and adopted by the Shenandoah County Board of Supervisors on 23 November 2004.

The Role of the Shenandoah Valley Battlefields Foundation

The Shenandoah Valley Battlefields Foundation (SVBF) was established in 2000, pursuant to the Shenandoah Valley Battlefields National Historic District and Commission Act.¹ The act, passed by Congress in 1996, established an eight-county national historic district and set in motion a planning process overseen by a commission of landowners and local, state, and federal government representatives to address the preservation, interpretation and management of the following ten Civil War battlefields within the district.

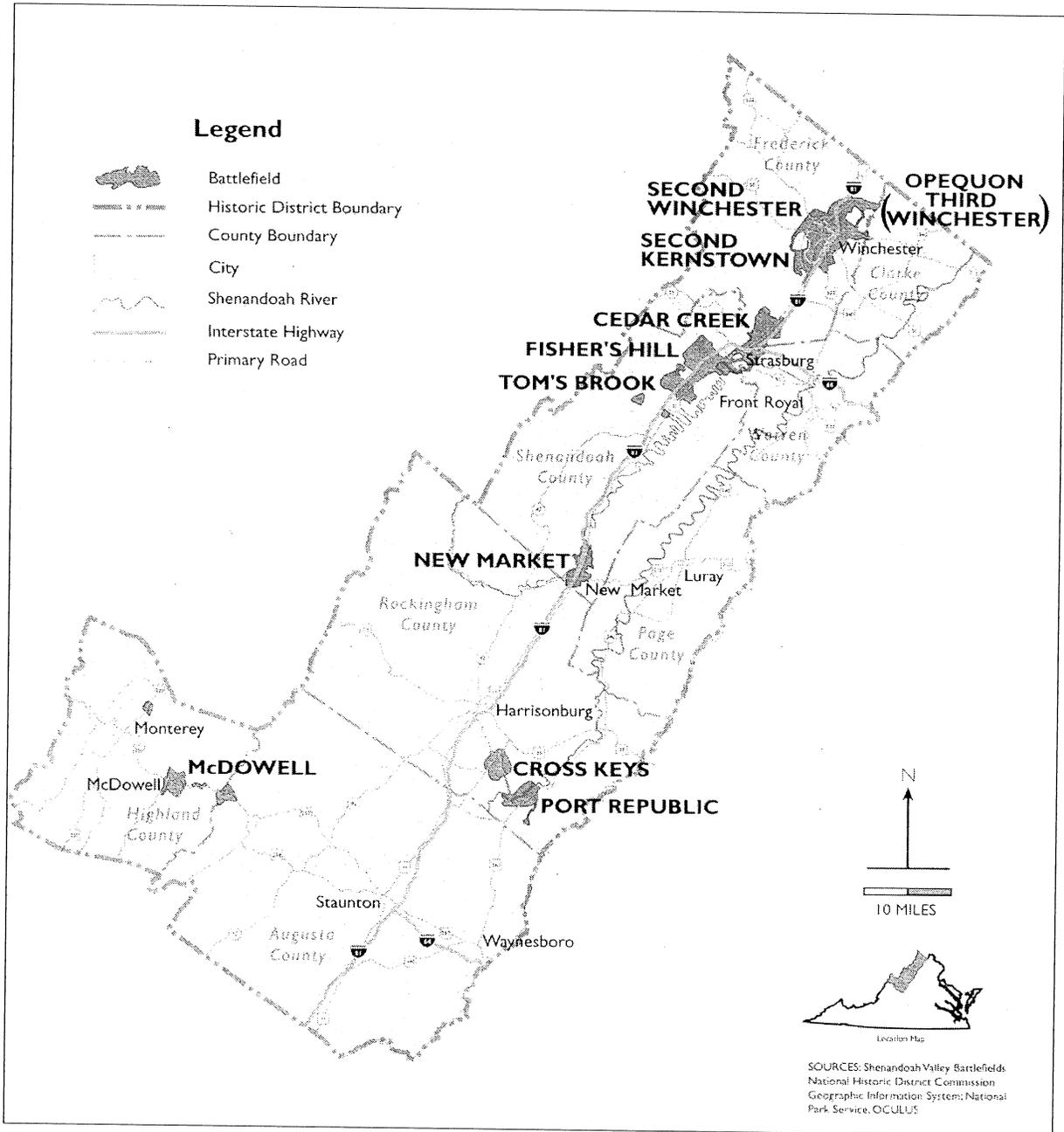
Ten Civil War Battlefields of the Shenandoah Valley Battlefields National Historic District

Cedar Creek	Frederick, Shenandoah, and Warren counties
Cross Keys	Rockingham County
Fisher's Hill	Shenandoah County
Kernstown	Frederick County
McDowell	Highland and Augusta counties
New Market	Shenandoah and Rockingham counties
Port Republic	Rockingham County
Second Winchester	Frederick County
Third Winchester	Frederick and Clarke counties
Tom's Brook	Shenandoah County

The locations of the ten battlefields within the National Historic District are shown in Figure i.

¹ P. L. 104-333 as amended.

Figure i Shenandoah Valley Battlefields National Historic District



After three-years of studying options for battlefield protection, the commission published the *Shenandoah Valley Battlefields National Historic District Management Plan* in November 2000. The management plan, which was endorsed by the Secretary of the Interior, the Commonwealth of Virginia, and Shenandoah County, recommended the creation of the Battlefields Foundation, a Virginia non-stock corporation, to implement the plan. The management plan also recommended, among other matters, that the Foundation with its local government partners and local landowners develop a preservation plan for each battlefield. This plan for Fisher's Hill and Tom's Brook battlefields responds to that recommendation.

The Significance of the Battles of Fisher's Hill and Tom's Brook

Lieutenant General Jubal Early was overwhelmed by Major General Philip Sheridan at Fisher's Hill. Although the casualty figures were not high, this battle was a masterpiece of maneuver and surprise. Sheridan's flanking attack brought Crook's corps to the left rear of Early's position on Fisher's Hill and threw the Confederate army into a panic. Confederate defeat at Fisher's Hill (on the heels of defeat at Opequon) opened the Shenandoah Valley to a Union advance that reached beyond Staunton. When Sheridan withdrew during the first part of October 1864, his army systematically burned mills, barns, crops, and forage, and ran off livestock. By implementing this strategy of "total warfare," Sheridan felt that he accomplished the primary objective of his campaign--to deprive the Confederacy of the agricultural abundance of the Valley.

Tom's Brook was a battle of strategy and maneuver that pitted cavalry against cavalry. The Confederate cavalry were eager for revenge against the Union cavalry, which had been burning barns and mills in the Valley since the Battle of Fisher's Hill. On 9 October 1864, however, Sheridan ordered his cavalry to "whip" the enemy or get whipped themselves. In the resulting conflict, the Union troopers routed the Confederate cavalry, impairing its morale and efficiency for the remainder of the campaign and contributing to the defeat of Early's army subsequently at the Battle of Cedar Creek ten days later. It was this latter battle that dealt the crushing blow to the Confederacy in the Shenandoah Valley and, together with William T. Sherman's successes in the Atlanta Campaign, spurred the reelection of President Abraham Lincoln.

Battlefield Boundaries

Congress established the boundaries of the Fisher's Hill and Tom's Brook battlefields in the Shenandoah Valley Battlefields National Historic District and Commission Act of 1996. At the direction of Congress,² the National Park Service (NPS) mapped the study and core areas of each battlefield in its *Study of Civil War Sites in the Shenandoah Valley of Virginia*, published in 1992. Congress used this information to define the battlefields by law. The study area for each battlefield is that area which encompasses all of the battlefield's features, sites, movements, and positions. The core area for each battlefield is that area which encompasses all the critical phases defined for the battle.

² P. L. 101-628 as amended.

Historians Joseph W. A. Whitehorne and Sherman Fleek assisted the Steering Committee in further defining the places within the core areas of the battlefields that witnessed the major battle lines and the heaviest fighting. They defined these as Core Area A on both battlefields, the most important areas to preserve and to provide access to the public for interpretation. The remainder of the core area on each battlefield is described as Core Area B. Table i provides the acreage for these areas on each battlefield.

Table i: Acres in the Study Area and Core Areas A and B

Battlefield	Study Area	Core Area A	Core Area B
Fisher's Hill	9,644	1,504	1,247
Tom's Brook	6,644	1,257	761
Total	NA*	2,761	2,008

Note: The study areas of the two cannot be totaled because they overlap.

Figures ii and iii show the study and, core areas for each battlefield.

Battlefield Preservation Tools and Techniques Recommended

The Citizens Steering Committee (CSC) considered a wide range of potential tools that could be used to preserve the two battlefields. The following were selected as those that should be considered for Fisher's Hill and Tom's Brook battlefields.

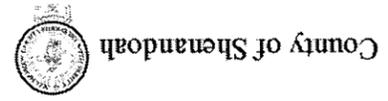
Private Land Conservation Measures to be Implemented by SVBF and Other Private Non-profit Battlefield Preservation and Conservation Organizations

- Fee simple acquisition of land (purchase or donation)
- Conservation easement acquisition (purchase or donation)
- Promotion of agricultural and forestal districts under Virginia Code 15.2-4300 et. seq.
- Design guidelines and a design consultation service
- Nomination of the battlefields to the National Register of Historic Places and Virginia Landmarks Register

Shenandoah County Actions to Preserve the Battlefields

- Comprehensive plan policies and recommendations to preserve the battlefields
- A new battlefield zoning district with design guidelines or standards
- Establishment, addition to, and renewal of agricultural and forestal districts
- Establishment of historic districts in the villages of Fisher's Hill and Mt. Olive through nomination to the National Register of Historic Places and Virginia Landmarks Register and adoption of historic zoning overlay districts
- Support for designation of Battlefield Road as a Virginia Byway and creation of a historic corridor zoning overlay district
- Agricultural support programs throughout the county
- Purchase of development rights program/ easements on county owned battlefield land

**Toms Brook Battlefield
Preservation Plan**
Shenandoah County, Virginia
County of Shenandoah



Shenandoah Valley
Battlefields Foundation

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GIS

Figure iii
**Study Area
and
Core Areas
A & B**
Map Key:

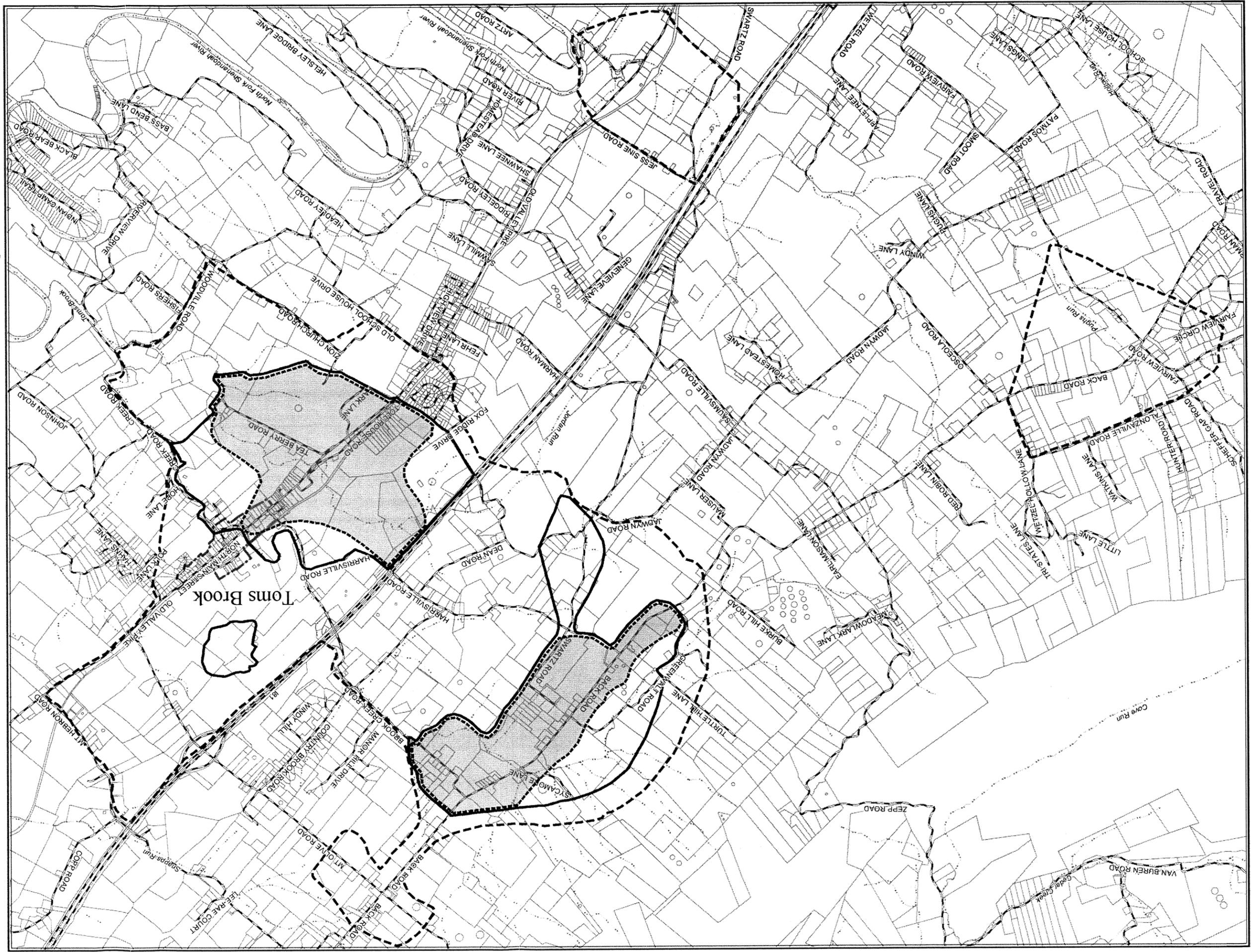
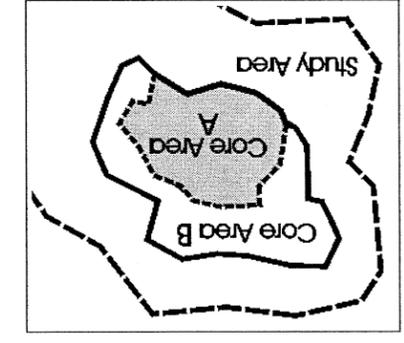


Figure V

Primary Preservation Areas

Map Key:

- Currently Preserved Areas:
 - Fee Simple Ownership
 - Conservation Basement
 - County Preservation Resolution
 - Agricultural & Forestal Districts
- Proposed Preservation Areas:
 - Text Reference #
 - Public Access Sites
 - Historic District

Toms Brook Battlefield Preservation Plan

Shenandoah County, Virginia
County of Shenandoah

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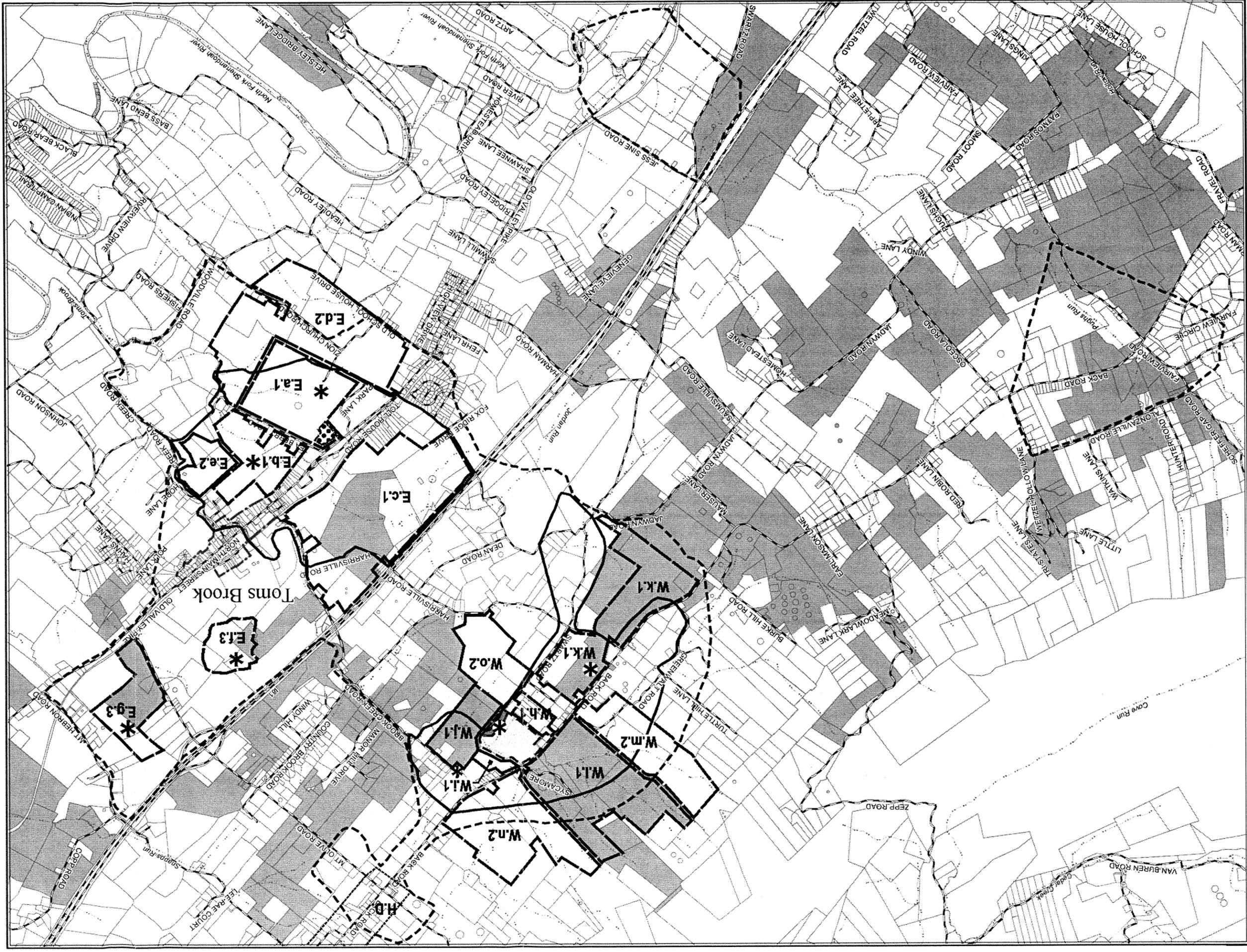
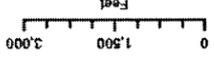


Figure iv

Primary Preservation Areas

Map Key:

- Currently Preserved Areas:
- Fee Simple Ownership
- Conservation Easement
- County Preservation Resolution
- Agricultural & Forestal Districts
- Proposed Preservation Areas:
- Text Reference #
- Proposed Public Access Sites
- Historic District

Fishers Hill Battlefield Preservation Plan

Shenandoah County, Virginia
County of Shenandoah
Shenandoah Valley Battlefields Foundation
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Scale: 0, 1,500, 3,000 Feet
Compass Rose: S, N, E, W
GIS

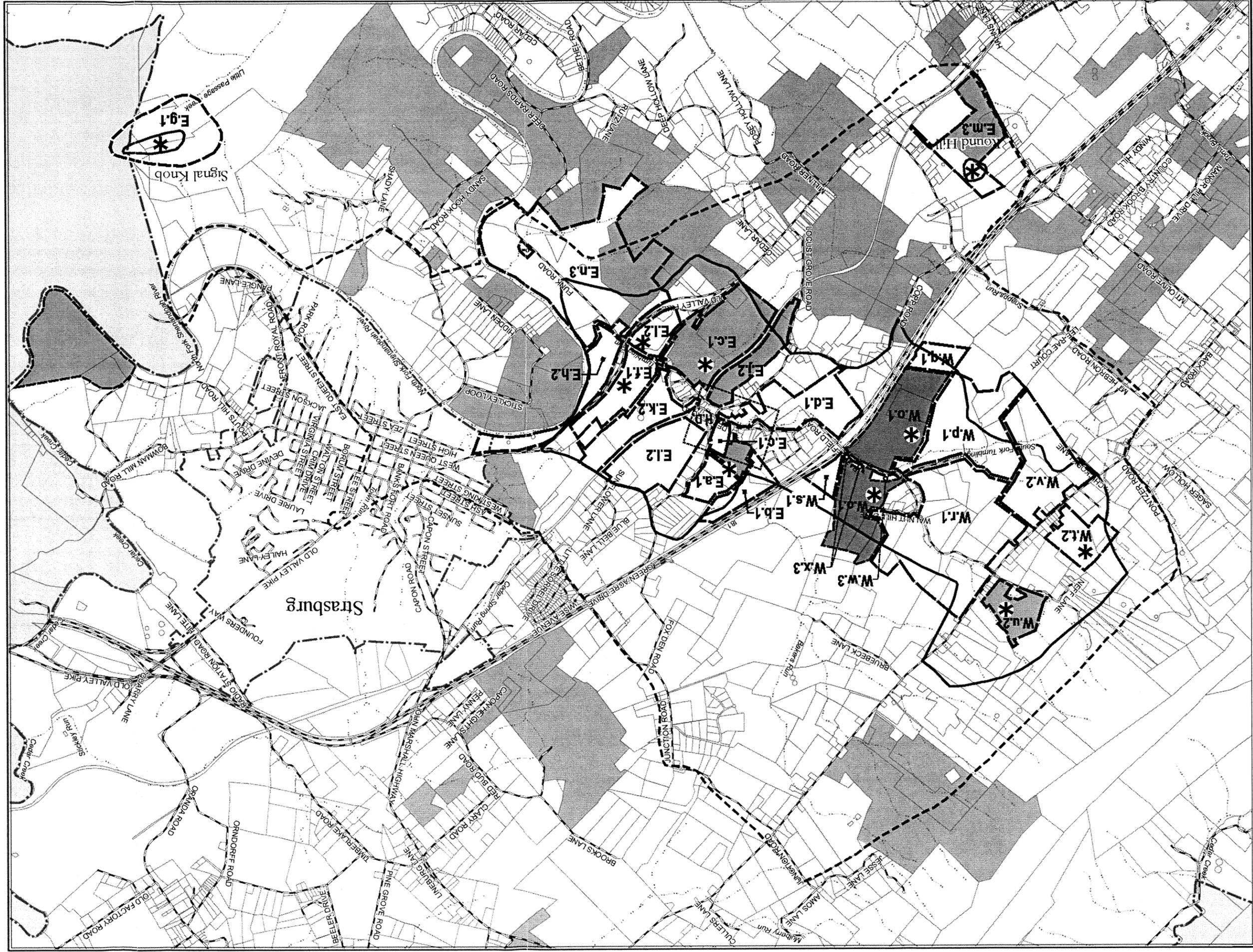
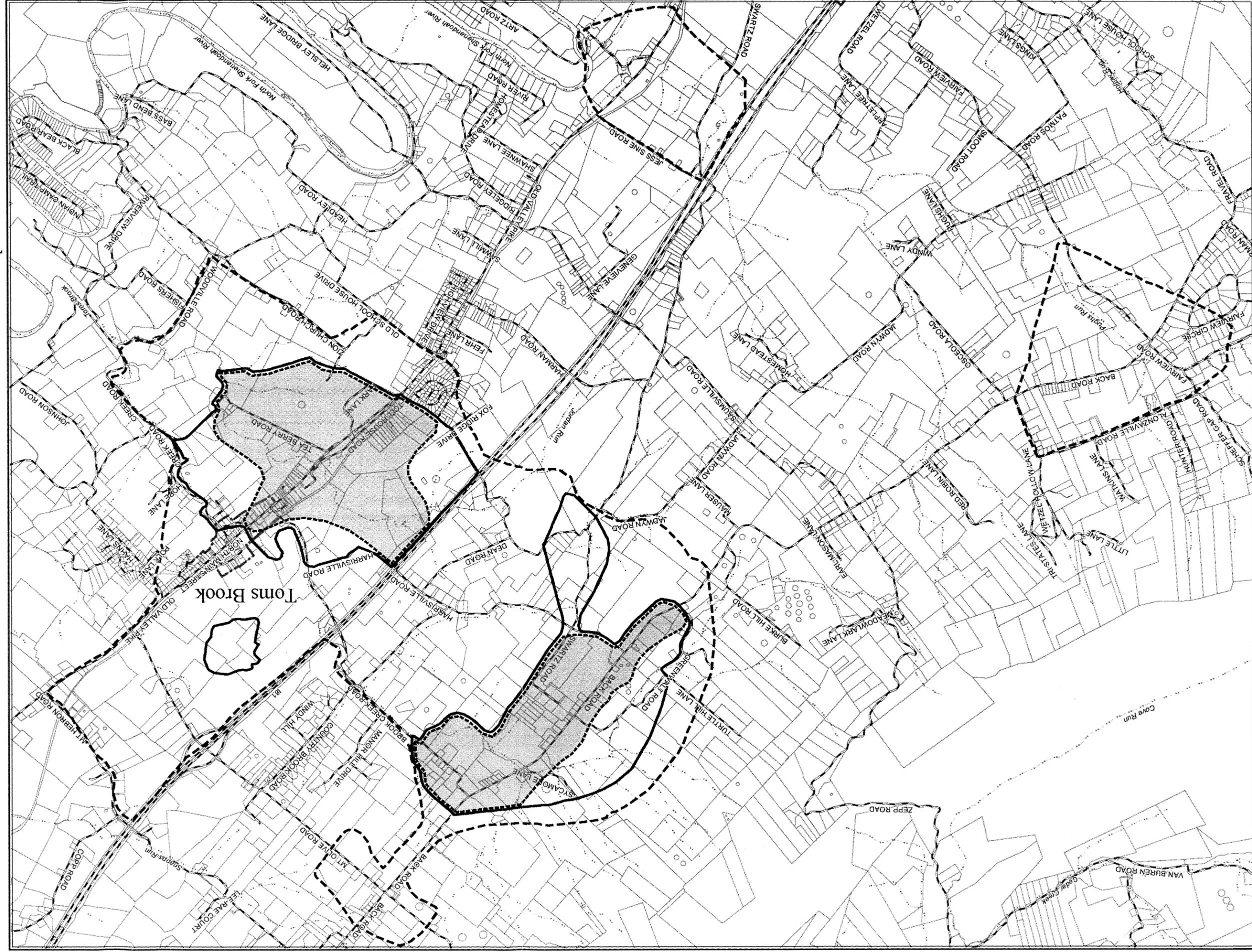
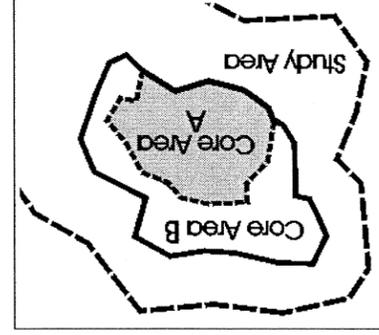


Figure III

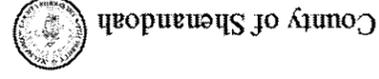
Study Area and Core Areas A & B

Map Key:



Toms Brook Battlefield Preservation Plan

Shenandoah County, Virginia



Shenandoah Valley Battlefields Foundation



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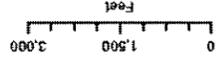
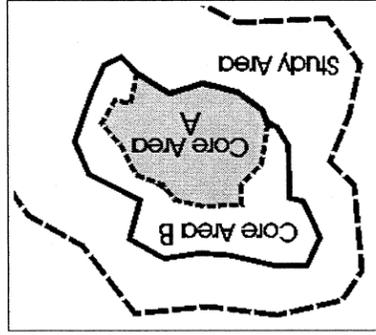


Figure II

Study Area and Core Areas A & B

Map Key:



Fishers Hill Battlefield Preservation Plan

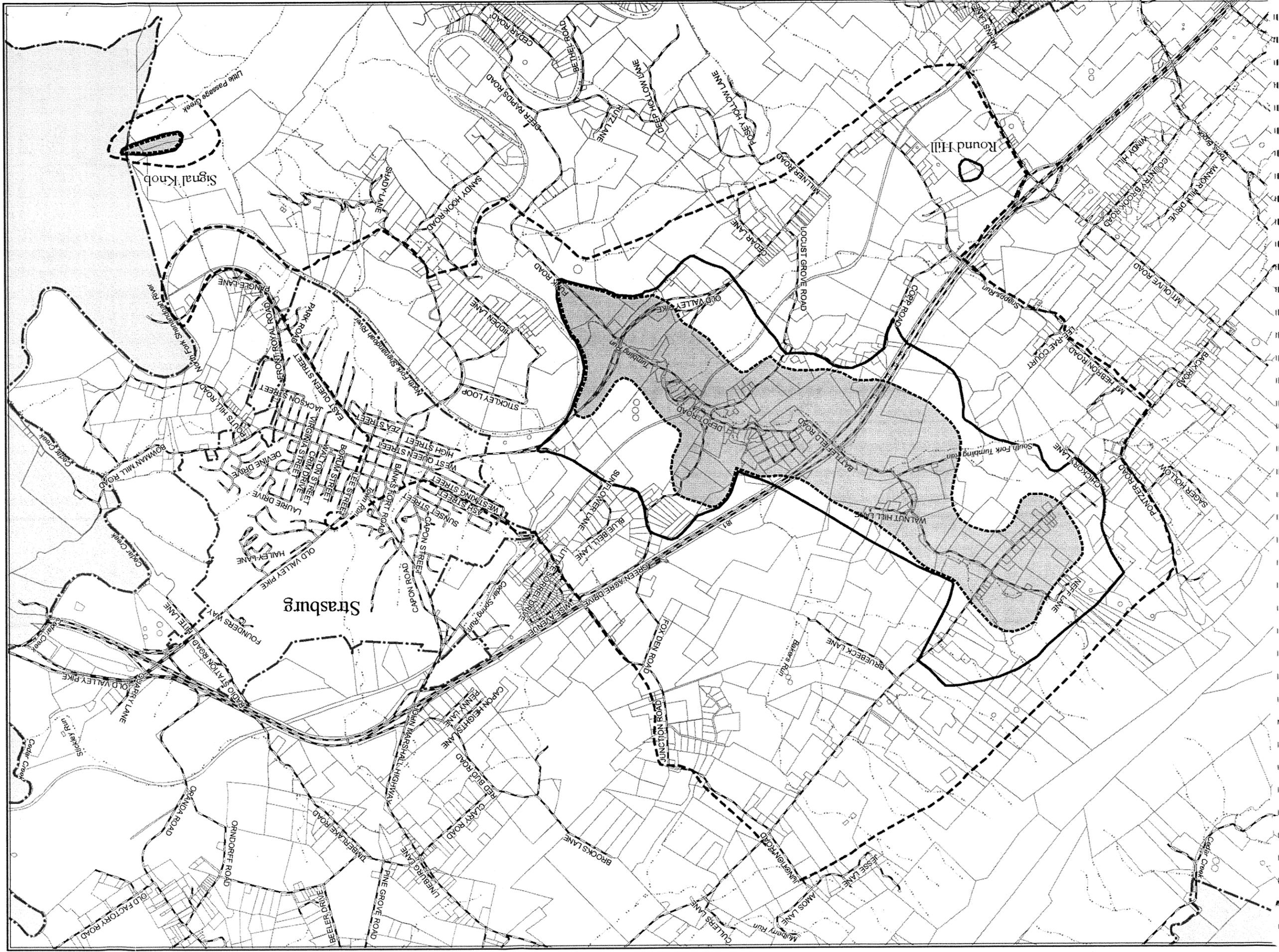
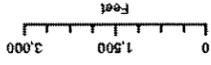
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County of Shenandoah



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Preservation Area Recommendations

Parcel-Specific Recommendations

The Citizens Steering Committee developed and applied a method of ranking the preservation value of each parcel on the battlefields. The eight criteria of this ranking system include historic significance, historic integrity, potential for change, location in an agricultural and forestall district, parcel size, proximity to land already protected, presence of a historic resource on the National Register of Historic Places, and presence of a historic resource that figured prominently in battle events. Specific preservation tools were recommended for each highly ranked parcel in the core areas generally on the following basis.

- Fee simple or easement acquisition for parcels in Core Area A
- Fee simple acquisition for parcels where public access for interpretation is critical
- Easement acquisition for remaining parcels in Core Area B

The preservation recommendations for each parcel described above are the ideal ones to achieve the preservation goals established by the Steering Committee. Given that the Battlefields Foundation and Shenandoah County will only purchase land or easements from willing sellers, these ideal tools may not be achievable. Therefore, second, third and fourth level tools of descending preference are also identified. In most cases, if fee simple or easement acquisition cannot be achieved, the back-up preservation method at the third or fourth level is the agricultural and forestal district. Note that the term acquisition means the acquiring of land or easement by purchase or donation.

Tables ii and iii present these parcel-specific preservation recommendations for Fisher's Hill and Tom's Brook battlefields, respectively. Recommendations are keyed to maps, Figure iv and Figure v, outlining preservation areas for the battlefields.

Note: Regarding the designation of preservation areas by letters and numbers, the following provides a key to understanding how they were derived:

E. or W.:	Preservation area is located on East (E) or West (W) side of I-81
Lower case letter:	Each preservation area is identified by a unique letter.
Number:	Order of priority for action:
	1. First priority
	2. Second priority
	3. Third priority

Table ii Preservation Recommendations for Core Area of Fisher's Hill Battlefield				
Area	Ideal Tool	Option 2	Option 3	Option 4
E.a.1	Fee simple acquisition	Easement acquisition	Ag district	
E.b.1	Easement acquisition	Ag district		
E.c.1	Easement acquisition (w/ façade easement on structures)	Fee simple acquisition / resale of property w/ façade easements	Ag district and village historic district	Village historic district
E.d.1	Easement acquisition (w/ façade easements on structures)	Fee simple acquisition / resale of property w/ façade easements	Ag district and village historic district	Village historic district
E.e.1	Easement acquisition (excluding mobile home park, w/ public access site at picnic grounds)	Easement acquisition (excluding mobile home park)	Ag district	
E.f.1	Fee simple acquisition (w/ option to resell structures w/ façade easements)	Easement acquisition (w/ façade easements on structures)	Ag district	
E.g	Special designation in Forest Management Plan	Memorandum of understanding		
E.h	Easement acquisition	Ag district		
E.i.2	Easement acquisition (w/ public access site)	Ag district		
E.j.2	Easement acquisition	Ag district		
E.k.2	Easement acquisition	Ag district		
E.l.2	Easement acquisition	Ag district		
E.m.3	Easement acquisition (w/ public access site)	Easement acquisition	Ag district	
E.n.3	Easement acquisition	Ag district		
W.o.1	Easement donation and Ag district	Memorandum of understanding / Ag district	Ag district	
W.p.1	Combination of fee simple acquisition (Ramseur's Hill) and easement acquisition (remainder)	Easement acquisition	Ag district	
W.q.1	Easement acquisition	Ag district		
W.r.1	Easement acquisition	Ag district		
W.s.1	Easement acquisition	Ag district		
W.t.2	Easement acquisition (w/ public access site) ¹	Ag district		
W.u.2	Easement acquisition (w/ public access site) ¹	Ag district		
W.v.2	Easement acquisition	Ag district		
W.w.3	Fee simple acquisition / rehabilitation of structures and resale of property w/ façade easements			
W.x.3	Fee simple acquisition			
Other Parcels ²	Easement donation	Ag district		
*	Public access site easement	Management agreement		

Notes: ¹ A public access site is sought on either W.t.2 or W.u.2.

² Other parcels include all parcels in the core or study area not designated above.

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Table iii Preservation Recommendations for Core Area of Tom's Brook Battlefield				
Area	Ideal Tool	Option 2	Option 3	Option 4
E.a.1	Easement donation and Ag district	Memorandum of understanding and Ag district	Ag district	
E.b.1	Fee simple acquisition	Easement acquisition	Ag district	
E.c.1	Easement acquisition	Fee simple acquisition	Ag district	
E.d.2	Easement acquisition	Ag district		
E.e.2	Easement acquisition	Ag district		
E.f.3	Easement acquisition (w/ public access site) ¹	Fee simple acquisition	Ag district	
E.g.3	Easement acquisition (w/ public access site) ¹	Fee simple acquisition	Ag district	
W.h.1	Fee simple acquisition	Easement acquisition	Ag district	
W.i.1	Easement acquisition	Fee simple acquisition	Ag district	
W.j.1	Easement acquisition	Fee simple acquisition	Ag district	
W.k.1	Easement acquisition (w/ public access site)	Fee simple acquisition	Easement acquisition	Ag district
W.l.1	Easement acquisition	Ag district		
W.m.2	Easement acquisition	Ag district		
W.n.2	Easement acquisition	Ag district		
W.o.2	Easement acquisition	Ag district		
Other Parcels ²	Easement donation	Ag district		
*	Public access site easement	Management agreement		

Notes: ¹ A public access site is sought on either E.f.3 or E.g.3.
² Other parcels include all parcels in the core or study area not designated above.

Figure v Tom's Brook Primary Preservation Areas

Preservation Recommendations for Entire Battlefields

The following additional preservation techniques are recommended for the remainder of parcels on the battlefields as well as all the parcels in the core areas (in other words, all parcels on the battlefields).

- Conservation easement donation from any interested donor offering land with preservation value
- Agricultural and forestal districts for qualifying agricultural and forested parcels
- A new battlefield zoning district to be applied to all lands currently zoned A-1 or C-1 within the entire study area of each battlefield and outside the battlefields within designated roadway viewsheds. Consideration of rezoning of other appropriate parcels not zoned A-1 or C-1 to this new battlefield zoning district as well.
- Nomination of the study areas of each battlefield for the National Register of Historic Places and the Virginia Landmarks Register
- An agricultural support program initiated by Shenandoah County throughout the county's agricultural areas, which would benefit farmers on the battlefields
- Voluntary design guidelines developed by the Battlefields Foundation to advise landowners in siting new buildings and uses on the battlefield. If funding can be secured, the Battlefields Foundation should also provide a design consultation service to help landowners apply the guidelines.

Other Preservation Recommendations

- In consultation with property owners along Battlefield Road, nomination of the road for designation as a Virginia Byway and creation of a historic corridor zoning overlay district to protect its historic and scenic values.
- In consultation with property owners, establishment of historic districts in the villages of Fisher's Hill and Mt. Olive through nomination to the National Register of Historic Places and Virginia Landmarks Register and adoption of historic zoning overlay districts.
- Cooperative efforts with the Potomac Appalachian Trail Club to secure land and easements for the Tuscarora Trail through the Tom's Brook battlefield.

Action Plan

The preservation plan recommends that SVBF and Shenandoah County work together to coordinate implementation of the preservation plan through the following action plan. The action plan identifies not only preservation actions, but also accompanying organizational, interpretation, visitors services provision, and management actions.

Phase I

- A. Organization (Joint effort of SVBF and Shenandoah County)
 - Appoint a Fisher's Hill and Tom's Brook battlefields citizens advisory board to:

- Advise SVBF and Shenandoah County on implementation of preservation measures, such as the new battlefields zoning district
- Promote landowner participation in agricultural and forestal districts
- Provide input to interpretation programs
- Make recommendations to the National Park Service on the location for a battlefields visitor orientation center within the Cedar Creek / Fisher's Hill / Tom's Brook Cluster
- Provide feedback on management issues
- Establish a Shenandoah County / Battlefields Foundation staff working group to:
 - Meet at least quarterly to coordinate efforts to preserve, interpret, and manage the battlefields

B. Land Preservation

- Battlefields Foundation
 - Continue to explore all funding sources for land and easement acquisition on the battlefields
 - Purchase land and easements using the preservation recommendations of Tables 5.2 and 5.3 as a guide
 - Develop a design guidelines manual for private development on the battlefield and promote its dissemination and use
- Shenandoah County
 - Incorporate by reference this battlefield preservation plan into the Shenandoah County comprehensive plan
 - Initiate a process to amend the zoning ordinance to include a new battlefield zoning district; involve the Fisher's Hill and Tom's Brook battlefields citizens advisory board in the development of the ordinance language
 - Promote and support the appropriate creation of and additions to agricultural and forestal districts on the battlefields; offer county-owned lands on both battlefields to serve as core areas for agricultural and forestal districts
 - Convey conservation easements on county owned battlefield properties to the Virginia Outdoors Foundation

C. Interpretation (Battlefields Foundation)

- Prepare interpretive plans and a driving tour concept for Fisher's Hill and Tom's Brook battlefields; involve the Fisher's Hill and Tom's Brook battlefields citizens advisory board in developing the plans and driving tour concepts
- Provide grants and technical assistance to organizations (historic preservation organizations, museums, etc.) for interpretative programs and facilities

D. Visitor Services (Joint Effort of SVBF and Shenandoah County)

- Explore visitor orientation center options with the citizens advisory board, National Park Service, and local historic preservation groups and museums

E. Land Management (Battlefields Foundation)

- Prepare a cultural landscape report and master plan for property acquired by SVBF
- Meet with land and easement owners of preserved land on the battlefields to develop a joint land management approach

Phase II

A. Organization (Joint Effort of SVBF and Shenandoah County)

- Review organizational structures for appropriate adjustment

B. Land Preservation

- Battlefields Foundation
 - Continue to explore all funding sources for land and easement acquisition on the battlefields
 - Purchase land and easements using the preservation recommendations of Table 5.2 and 5.3 as a guide
 - Secure funding for and offer a design consultation service to landowners wishing to subdivide land, build new structures and facilities, and add to existing structures and facilities
- Shenandoah County
 - Adopt a new battlefield zoning district
 - Explore options for an agricultural support program countywide
 - Promote and support the appropriate creation of and additions to agricultural and forestal districts on the battlefields
 - Nominate villages of Fisher's Hill and Mt. Olive to the Virginia Landmarks Register and the National Register of Historic Places

C. Interpretation (Battlefield Foundation)

- Develop a Fisher's Hill / Tom's Brook driving tour and brochure building on the Virginia Civil War Trails Program
- Provide grants and technical assistance to organizations (historic preservation organizations, museums, etc.) for interpretative programs and facilities

D. Visitor Services (Joint Effort of SVBF and Shenandoah County)

- Coordinate with National Park Service in establishing a visitor management system to manage potential visitor impacts on the community
- Nominate Battlefield Road for designation as a Virginia Byway

E. Land Management (Battlefields Foundation)

- Prepare cultural landscape reports and master plans for any fee simple properties acquired

Phase III

A. Organization (Joint Effort of SVBF and Shenandoah County)

- Review current organizational structures for appropriate adjustment

B. Land Preservation

- Battlefields Foundation
 - Continue to explore all funding sources for acquisition of land and easements on the battlefields
 - Purchase land and easements using the preservation recommendations of Table 5.2 and 5.3 as a guide
 - Nominate the two battlefields to the National Register of Historic Places and Virginia Landmarks Register in cooperation with the citizens advisory board
- Shenandoah County
 - Consider a purchase of development rights program for the battlefields in cooperation with the Battlefields Foundation
 - Implement an agricultural support program countywide
 - Promote and support the appropriate creation of and additions to agricultural and forestal districts on the battlefields
 - Work with village property owners to explore the adoption of historic overlay districts in Fisher's Hill and Mt. Olive
 - Work with landowners along Battlefield Road to explore the adoption of a historic corridor zoning overlay district to protect its historic and scenic values

C. Interpretation (Battlefields Foundation)

- Provide grants and technical assistance to organizations (historic preservation organizations, museums, etc.) for expansion of interpretative programs and facilities

D. Visitor Services

- Use visitor data collected at the NPS visitor orientation center to refine preservation, interpretation, and management programs

E. Land Management (Battlefields Foundation)

- Prepare cultural landscape reports and master plans for any fee simple properties acquired

1.0 Introduction

The Shenandoah Valley Battlefields Foundation, Shenandoah County, and a Citizens Steering Committee jointly prepared this preservation plan for Fisher's Hill and Tom's Brook Civil War battlefields in Shenandoah County, Virginia. With funding and support from the National Park Service's American Battlefield Protection Program, they established a process for developing a community-based action plan to preserve the battlefields.

A 19-member Steering Committee of landowners was enlisted to guide the process and to reach out to the general public for ideas and issues that should be addressed in the plan. The resulting plan was endorsed by the Board of Trustees of the Shenandoah Valley Battlefields Foundation on 20 September 2004 and by the Shenandoah County Board of Supervisors on 23 November 2004.

1.1 Battlefield Preservation in the Shenandoah Valley

Virginia's Shenandoah Valley was a key theater in the Civil War. More than 325-armed conflicts took place here. Major General Philip H. Sheridan's 1864 campaign, of which the Fisher's Hill and Tom's Brook battles were a part, created a major turning point in the war leading to ultimate success of the Union army in the Shenandoah Valley.

The Shenandoah Valley Battlefields Foundation (SVBF) was established in 2000, pursuant to the Shenandoah Valley Battlefields National Historic District and Commission Act.³ The act, passed by Congress in 1996, established an eight-county national historic district and set in motion a planning process overseen by a commission of landowners and local, state, and federal government representatives. Congress also designated the National Historic District one of 23 National Heritage Areas in the country.

After three-years of studying options for battlefield protection, the commission published the *Shenandoah Valley Battlefields National Historic District Management Plan* in November 2000. The management plan, which was endorsed by the Secretary of the Interior, the Commonwealth of Virginia, and Shenandoah County, recommended the creation of the Battlefields Foundation, a Virginia non-stock corporation.

One of the first steps taken by the Battlefields Foundation was the establishment of a battlefield protection program to acquire farmland and interest in land and to hold permanent conservation easements to preserve historical and archaeological resources by limiting the conversion of farmland to more intensive uses.

The mission of SVBF is to preserve Civil War battlefields in the Shenandoah Valley National Historic District, both directly and by enabling others to do so, and to celebrate

³ P. L. 104-333 as amended.

the Civil War heritage of the district. The district is comprised of the following counties and cities.

Augusta County	Clarke County
Frederick County	Harrisonburg
Highland County	Page County
Rockingham County	Shenandoah County
Staunton	Warren County
Waynesboro	Winchester

SVBF's protection efforts use voluntary measures including the acquisition of conservation easements and other interests in land that protect the battlefields from conversion to more intensive commercial, industrial, and residential uses. The Battlefields Foundation neither has nor seeks condemnation authority. Instead, SVBF pursues policies that aid private landowners who face development pressure in maintaining their land in rural uses.

The Battlefields Foundation's land and easement acquisition efforts focus on ten Civil War battlefields named in its enabling legislation that include approximately 21,000 acres of core battlefield land that retains historic integrity. The core area acreage on these battlefields that retains historic integrity, largely as a result of the fact that it is still in active agricultural uses, and their respective localities are listed below.

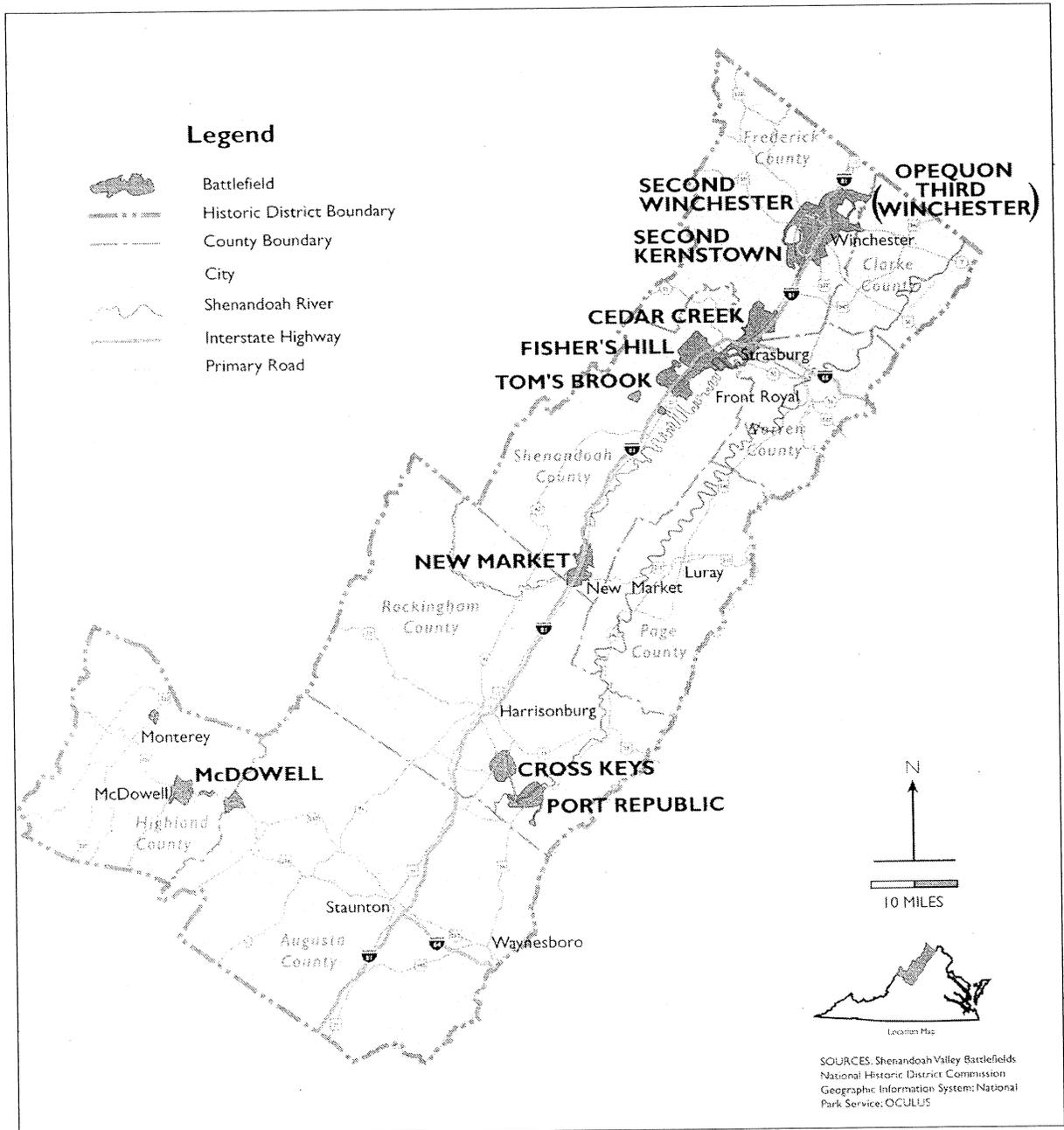
Ten Civil War Battlefields of the Shenandoah Valley Battlefields National Historic District (Core Area Acreages Retaining Historic Integrity)

Cedar Creek (5,475 acres)	Frederick, Shenandoah, and Warren counties
Cross Keys (2,032 acres)	Rockingham County
Fisher's Hill (2,328 acres)	Shenandoah County
Kernstown (770 acres)	Frederick County
McDowell (2,258 acres)	Highland and Augusta counties
New Market (1,527 acres)	Shenandoah and Rockingham counties
Port Republic (2,110)	Rockingham County
Second Winchester (1,299 acres)	Frederick County
Third Winchester (1,625 acres)	Frederick and Clarke counties
Tom's Brook (1,672 acres)	Shenandoah County

The locations of the battlefields within the Historic District are shown in Figure 1.1.

The *Shenandoah Valley Battlefields National Historic District Management Plan* also recommended that the Battlefields Foundation develop detailed preservation plans for each battlefield. Fisher's Hill and Tom's Brook Battlefields overlap and therefore their preservation plans have been prepared in one document. The *National Historic District Management Plan* included them in a battlefield "cluster" with Cedar Creek battlefield, but since that battlefield has been designated a national park, it will have its own separate National Park Service Management Plan.

Figure 1.1 Shenandoah Valley Battlefields National Historic District



1.2 The Preservation Planning Process

The process for preparing the *Fisher's Hill and Tom's Brook Battlefields Preservation Plan* was designed to involve Shenandoah County citizens and battlefield landowners in the planning effort as much as possible. The plan was initiated in response to an informational meeting sponsored by Shenandoah County and the Battlefields Foundation in June 2001. The goal of the gathering was to determine whether battlefield landowners and community groups were interested in helping prepare a voluntary preservation plan. Those landowners attending generally endorsed the idea.

Subsequently, the Shenandoah County Board of Supervisors voted to pursue an American Battlefield Protection Program (ABPP) grant to undertake the planning effort. The Battlefields Foundation agreed to partner in the project and to provide a portion of the funding.

With the award of funding from the ABPP, the county and the foundation selected the Woodstock, Virginia-based firm Sympoetica to assist in the planning project. A Steering Committee, comprised largely of battlefield landowners, was recruited to guide the planning process. Nineteen citizens agreed to serve on the panel. Steering Committee members are listed on the back of the title page of this plan.

Between June 2003 and November 2004, the partners held nineteen meetings involving the Steering Committee, Shenandoah County officials, SVBF staff and board members, the general public, and stakeholder groups in the travel trades, historic preservation, land conservation, and/or the farming community. Under the guidance of the Steering Committee, the process outlined below was used to develop the plan.

Battlefield Preservation Planning Process

- A. Collection of information on the battlefields
 - 1. Current status of the land (parcel sizes, preservation status)
 - 2. Agricultural economy
 - 3. Transportation resources
 - 4. Historic significance of the land
 - 5. Tourism in Shenandoah County
 - 6. Existing land use and zoning
 - 7. Viewsheds from battlefield roads

- B. Development of a vision statement and goals for the preservation plan
 - 1. Public input sessions
 - 2. Preparation of vision and goals statement for the plan based on public input

- C. Ranking of preservation value of battlefield lands
 - 1. Preparation of draft ranking system for evaluating the status of land regarding its:
 - historic significance
 - integrity (how well it mirrors Civil War conditions)
 - potential for development
 - location in an agricultural and forestal district
 - size
 - proximity to protected land
 - containing a National Register of Historic Places property
 - containing a historic resource prominent in a battle event
 - 2. Application of ranking system to the lands of each battlefield
- D. Development of preservation strategies
 - 1. Review of preservation tools available in Virginia and Shenandoah County
 - 2. Public input sessions on preservation tools
 - 3. Development of recommended preservation priorities and tools for the battlefields based on public input
- E. Report on management issues
 - 1. Cultural resources
 - 2. Landscape / vegetation
 - 3. Views
 - 4. Access / tourism impacts
- F. Preparation of the draft preservation plan by the steering committee
- G. Preservation plan adoption and publication
 - 1. Consideration of Draft Plan by Battlefields Foundation
 - 2. Public hearing and consideration of the draft plan by the county planning commission
 - 3. Board of Supervisors public hearing and decision

This process offered numerous opportunities for the Steering Committee to influence the content of the plan as well as four opportunities for the general public to contribute and comment. An account of milestones in the planning process is outlined in the following table.

Table 1.1 Milestones: Fisher's Hill and Toms Brook Battlefields Preservation Plan		
Date	Participants	Purpose and Outcomes
6/21/01	Battlefield landowners	Battlefield landowners and community groups were invited to a meeting to determine whether they were interested in helping prepare a voluntary preservation plan.
7/02	ABPP	ABPP awarded a grant to Shenandoah County.
8/02	SVBF and Shenandoah Staff	A meeting to define roles and discuss terms of a cooperative agreement between the principals and an RFP to hire a consultant.
3/03	SVBF and Shenandoah County	SVBF and Shenandoah County jointly advertised an RFP for a consultant to assist in the planning process.
4/18/03	SVBF and Shenandoah County	Three proposals were received and reviewed by SVBF and Shenandoah County.
5/1/03	SVBF and Shenandoah County	Sympoetica of Woodstock, Virginia, was interviewed and selected.
6/4/03	SVBF and Shenandoah Staff	SVBF and county staff met with the consultant to discuss the terms of the consultant contract.
6/25/03	Coordinating Committee	A working group comprised of Robert Kinsley (Shenandoah County Director of Planning and Code Enforcement), Chris Way (Shenandoah County GIS Coordinator), John Hutchinson (SVBF), and Phoebe Kilby (Sympoetica) met to discuss the history and goals of the project, collect maps and reports, refine the scope of work and schedule, outline needed GIS mapping, and assign duties.
7/10/03	Consultant / Shenandoah County Staff	The consultant met with Susie Hill, Director of Shenandoah County Tourism, to collect information on tourism in the county and the potential for preserved and interpreted battlefields to play a role in tourism promotion.
11/6/03	Steering Committee	In this first meeting of the landowner steering committee, the consultant and SVBF staff presented background information on the process of preparing a battlefield preservation plan. Representatives from the Cross Keys / Port Republic battlefields preservation plan steering committee described their experiences in a similar planning process. A facilitated discussion led by the consultants solicited steering committee members' ideas and issues that should be addressed by the plan as well as any special knowledge they might have of the battlefields.
11/21/03	Stakeholder Groups	The consultants and SVBF staff presented the preservation planning process to a group of interested stakeholder organization representatives. Represented were the Shenandoah County Historical Society, the Shenandoah Preservation League, the Strasburg Heritage Association, and the Strasburg Guards. Participants were asked to provide their ideas and issues of what should be addressed by the preservation plan as well as any special knowledge they might have of the battlefields.
12/8/03	Community Input Forum	Over 200 landowners and interested parties were invited to the open public meeting, which was advertised and the subject of a number of articles in local newspapers. Dr. Joseph W. A. Whitehorne, historian, presented a history of the battles. The consultants divided the participants into two groups and facilitated discussions regarding issues and ideas that should be addressed in the plan.

Table 1.1 Milestones: Fisher's Hill and Toms Brook Battlefields Preservation Plan, Con't.		
Date	Participants	Purpose and Outcomes
1/13/04	Steering Committee	The consultants and staff presented background information on the battlefields including: historic and archeological resources, existing land use, development activity on the battlefields, zoning, county comprehensive plan, existing and planned transportation resources, current land preservation, the Cedar Creek and Belle Grove National Historic Park, the agricultural economy, and tourism. After reviewing the results of the December public meeting, the committee prepared a vision statement and set of goals for the preservation plan.
3/29/04	Steering Committee	SVBF staff presented information on SVBF programs to interpret the battlefields of the National Historic District. Participants provided comments and ideas for interpreting the Fisher's Hill and Tom's Brook battlefields.
4/7/04	Coordinating Committee	The committee met to discuss a draft parcel ranking system for determining preservation priorities on the battlefields. Steering committee members were invited to participate if interested.
4/19/04	Community Input Forum	Over 200 landowners and interested parties were invited to this second open public meeting, which was advertised and the subject of a number of articles in local newspapers. The consultants and SVBF staff presented a variety of preservation tools that could be used at Fisher's Hill and Tom's Brook battlefields: fee simple acquisition, easements, agricultural and forestal districts, design guidelines and consultation, county comprehensive plan policies, zoning, Virginia and National Register listing, and agricultural support programs. The consultants then facilitated a discussion to solicit from the participants which tools they believed should be applied at the battlefields.
6/3/04	Coordinating Committee	The committee met to review the preliminary application of the parcel ranking system to land on the battlefields and to make appropriate adjustments.
7/20/04	Coordinating Committee	The committee met to review the application of the parcel ranking system to all battlefield parcels and to develop preliminary draft preservation area recommendations.
8/5/04	Coordinating Committee	The committee met to review again its preservation area recommendations before submission to the steering committee.
8/7/04	Public Event	SVBF and the stakeholder groups held a commemoration of the historic Fisher's Hill Veterans' Picnic, which included tours of the county-owned property on the Fisher's Hill battlefield, tours of the original picnic grounds owned by the family of a steering committee member, displays, speeches, historical readings, and period musical presentations.
8/17/04	Steering Committee	The steering committee reviewed the draft preservation area recommendations from the coordinating committee and provided comments on needed changes. The steering committee also finalized its recommendations regarding preservation tools.
9/8/04	Steering Committee	The steering committee reviewed the draft preservation plan report and provided comments and its final recommendations.
9/20/04	SVBF Board	The SVBF Board reviewed and approved the draft preservation plan.
11/04/04	Shenandoah County PC	The Shenandoah County Planning Commission held a public hearing on the draft plan and recommended approval by the board of supervisors.
11/23/04	Shenandoah County BOS	The Shenandoah County Board of Supervisors adopted the plan on a unanimous vote.

1.3 Battlefield Boundaries

Congress established the boundaries of the study and core areas of Fisher's Hill and Tom's Brook battlefields in the Shenandoah Valley Battlefields National Historic District and Commission Act of 1996. The act describes the boundaries of 10 Civil War battlefields and the eight-county Shenandoah Valley Battlefields National Historic District by reference to "the map entitled 'Shenandoah Valley National Battlefields' numbered SHVA/80,000 and dated April 1994."

At the direction of Congress,⁴ the National Park Service (NPS) mapped the study and core areas of the battlefield in its *Study of Civil War Sites in the Shenandoah Valley of Virginia*, published in 1992. Congress used this information to define the battlefields by law.

As noted above, the Shenandoah Valley Battlefields National Historic District Commission was established pursuant to the act in 1997. The commission was specifically charged with creating a plan encompassing "an inventory which includes any property in the District which should be preserved, managed, maintained, or acquired because of its national historic significance."

In creating the management plan, the commission relied on the legislated map, SHVA/80,000 (April 1994), and the accompanying GIS database for such an inventory. Pages 13 and 14 of the legislated map show the boundaries of the core and study areas for the Fisher's Hill and Tom's Brook battlefields, respectively. The battlefield boundaries were reviewed again and confirmed by the commission with input from numerous eminent Civil War historians. Therefore with regard to the National Historic District, these maps represent the official boundaries of these battlefields. Copies may be found in the offices of the Shenandoah Valley Battlefields Foundation.

Criteria the NPS used in defining the study and core areas for Congress are quoted below.

The study area for each battlefield is that area which encompasses all of the battlefields

- *area features: staging areas, engagement areas, skirmish areas, holding action areas, bivouac areas, and troop reserve areas;*
- *sites: command posts, signal stations, hospitals, event sites (e.g. place where a general was mortally wounded) observation posts, markers, and monuments;*
- *movements: approaches to battlefield, retreats or withdrawals from battlefield, flanking movements, attack movements, and pursuit movements; and*
- *positions: picket lines, skirmish lines, battle lines, regroup positions, artillery positions, entrenched troop positions, and unentrenched troop positions.*

⁴ P. L. 101-628 as amended.

The above features are included within a battlefield whenever they are involved in a hostile action with an opposing force or whenever they are involved in an action or reaction generated by an opposing force in immediate proximity to each other.

The core area for each battlefield is that area which encompasses all the critical phases defined for the battle. Battles have been divided into phases reflecting the progress of the battle. Phases cover the convergence and deployment of opposing forces, the development and execution of the battle, and the disengagement and withdrawal of these forces. The core area of the battlefield encompasses those phases that had tactical importance to the battle, constituted the most intense fighting during the battle, or involved decisive moments or turning points of the battle.⁵

Historians Joseph W. A. Whitehorne and Sherman Fleek assisted the Steering Committee in further defining the places within the core areas of the battlefields that witnessed the major battle lines and the heaviest fighting. They defined these as Core Area A on both battlefields, the most important areas to preserve and to provide access to the public for interpretation. The remainder of the core area on each battlefield is described as Core Area B. Table 1.1 provides the acreage for these areas on each battlefield. Figures 1.2 and 1.3 show the study area and core areas A and B for each battlefield.

Table 1.1: Acres in the Study Area and Core Areas A and B

Battlefield	Study Area	Core Area A	Core Area B
Fisher's Hill	9,644	1,504	1,247
Tom's Brook	6,644	1,257	761
Total	NA*	2,761	2,008

Note: The study areas of the two cannot be totaled because they overlap.

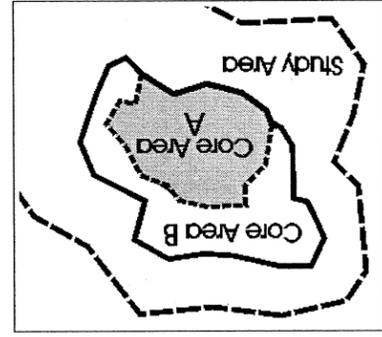
⁵ National Park Service Interagency Resources Division (NPS). 1992. *Study of Civil War Sites in the Shenandoah Valley of Virginia: Pursuant to Public Law 101-628*, Appendix C: GIS Map Database. Page 175.

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Figure 1.2

Study Area and Core Areas A & B

Map Key:



Fishers Hill Battlefield Preservation Plan

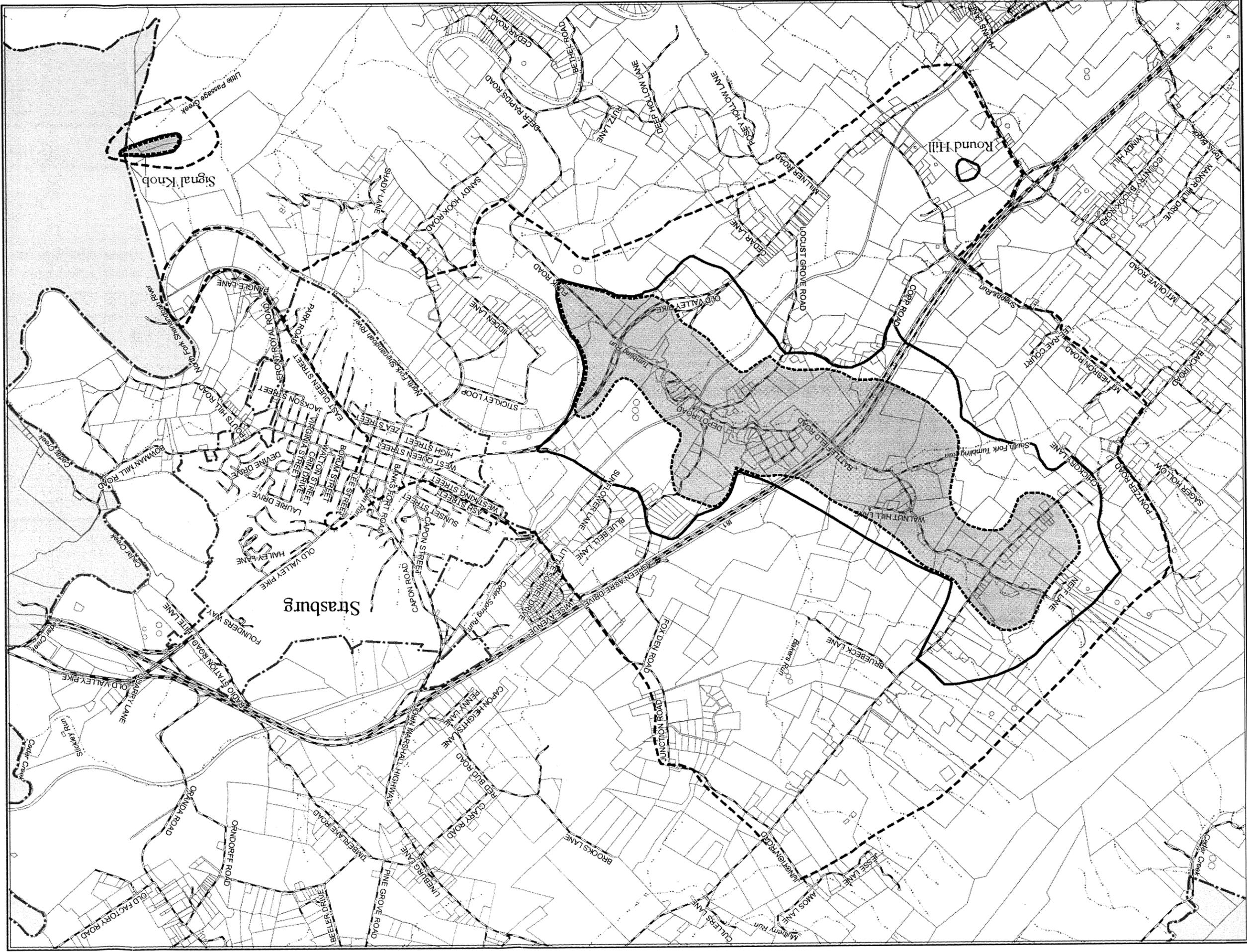
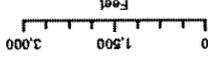
Shenandoah County, Virginia
County of Shenandoah



Shenandoah Valley
Battlefields Foundation



symptica
Community & Heritage Planners



1.4 Principles for Planning and Preservation

The Battlefields Foundation invited Shenandoah County and the members of the Steering Committee to partner in the development of this plan based on four preservation principles. These principles were legislated in the Shenandoah Valley Battlefields National Historic District and Commission Act and form the basis of the management plan for the National Historic District. They embrace an approach to preservation that respects the people who live on the battlefields, the land, and its historic character.⁶

- Fisher's Hill and Tom's Brook battlefields, together with other Civil War battlefields in the Shenandoah Valley, possess national significance and retain a high degree of historical integrity.
- The preservation and interpretation of Fisher's Hill and Tom's Brook battlefields will make a vital contribution to the understanding of the heritage of the United States.
- The preservation of Fisher's Hill and Tom's Brook battlefields requires cooperation among local property owners, the Battlefields Foundation and other organizations, and federal, state, and local government agencies.
- Partnerships between the federal, state, and local governments and the private sector offer the most effective opportunities for the long-term protection and enhancement of Fisher's Hill and Tom's Brook battlefields and related lands.

Because the battlefields are a nationally significant resource, this plan follows the Secretary of the Interior's principles and standards regarding the evaluation and treatment of historic properties.⁷

1.5 Issues and Ideas to be Addressed by the Plan as Identified by the Public

At the first open public input forum on 8 December 2003, citizens of the area offered the following list of issues and ideas that should be addressed in the preservation plan and in any subsequent interpretive and visitor services plans. The meeting was held at the Maurertown Brethren Church, and about 43 people from the community attended. The attendees were divided into two groups and a facilitated discussion with each group yielded the following ideas, issues, and questions:

Group 1

- Are there real property tax incentives for landowners not to sell their land beyond those provided by use value taxation (land use tax)?

⁶ Shenandoah Valley Battlefields National Historic District Commission. 2000. *Shenandoah Valley Battlefields National Historic District Management Plan*. Page 3.

⁷ These standards are set forth in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (NPS, Washington, DC, 1996) and *The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* (NPS, Washington D.C., 1992).

- Need to provide a publicized driving tour with stops and hiking trails – more than what is provided at Ramseur's Hill.
- Provide historic markers for the six phases of the Battle of Tom's Brook.
- How is land and easement acquisition to be funded? If the government provides the funding, how much control will it have over the land?
- Need to consider what sizes of parcels are worthwhile for purchase. How small is too small?
- Who is the Shenandoah Valley Battlefields Foundation? Who is on the board? How do they make their decisions? What is in their bylaws or charter?
- How did the forces communicate with each other during the battle? This would be interesting to highlight in interpretation of the battles.
- What is the liability that faces a landowner who allows trails on his land for visitors?
- Note where there were hospitals for the battles.
- How will the less pretty aspects of farming be controlled? Will farmers be expected, for example, to control manure spreading?
- Include interpretation of the impacts of the war in general and the battles on local residents. How did they live their daily lives?
- Are limited or full-scale reenactments planned?
- Need to address how to control growth so there is something to interpret.
- It is important for the SVBF and the steering committee to manage visitors – to direct them to the right places.
- Need to explain tax incentives for preservation.
- SVBF needs to educate the public about its goals, methods, ways of protecting land so that they will not be as concerned about their rights being infringed.
- Keep the core area as it is and screen inappropriate development from views from the core area.
- Educate the public as to where the battlefields are.
- Preserve rural character while striking a balance between preservation and private property rights.
- Provide better distribution of information on Fisher's Hill and Tom's Brook through brochures so as to build interest in these battlefields. Visitors coming to Strasburg can find no information on these battlefields. This would provide more support for battlefield preservation.
- Fisher's Hill is well known for the 1864 battle, but was also important in other Civil War actions. Can this be interpreted as well?
- Virginia Tech (Robertson) is preparing Civil War videos for high school students. Has prepared several for West Virginia students and is now to do some for Virginia. Can Fisher's Hill and Tom's Brook be featured in these?
- Does SVBF pay taxes on the battlefield land it buys?
- Ask developers to protect at least some of their land on the battlefield when they propose new development.
- How will protection affect land values over time?
- What are easements? We need more explanation.
- Hotchkiss recommended that Fisher's Hill was an ideal place for earthworks.

Group 2

- Desire to deter subdivision development.
- Keep the area “the way it was” – avoid overdevelopment, especially in the core area.
- Incorporate a variety of interpretive/historical markers and information signs.
- Try to keep the open spaces we have.
- Provide better access to the key parts of the battlefield area for local folks and tourists.
- Concerns regarding the impacts of preservation plan recommendations on landowners and their heirs.
- The plan needs to address all the people involved – landowners and the broader community.
- Consider linkages between Fisher’s Hill / Tom’s Brook and the Civil War Trails program.
- Look for opportunities to improve access to the battlefields – r.o.w.s, etc.
- Provide information / education programs aimed at the landowners about the battlefield history (like Joe Whitehorne’s presentation).
- Provide improved access to the historic sites (including handicapped access); keep the landscape natural.
- Interpretive signs, etc., should be controlled; possibly expand other interpretive opportunities (tapes, etc.). Use private collections / old photos, etc. to enrich the interpretation. Create linkages with existing historic preservation groups. Also, focus on the “daily life” of all involved, not just military aspects.
- Capture and disseminate more history to attract tourists and encourage landowners to preserve the battlefields.
- Identify resources (funding and technical assistance) for use by landowners in support of preservation.
- Don’t tell the landowners what to do with their land and buildings.
- Consider information / interpretive media for telling the story.
- Create a network of interested “preservation-minded buyers” for local properties, if desired.
- Create a support network for historic preservation efforts (from maintenance to reenactments & other events).
- Need to capture people’s attention and interest.
- We don’t need another Gettysburg.
- Need “affordable” interpretive / information opportunities.
- Opportunity to combine Civil War history / tourism with other forms of recreation (birding, bicycling, etc.) – combined and interrelated themes.

Based on this input from the public, the landowner steering committee developed a vision statement and set of goals for the preservation plan.

1.6 Vision Statement and Goals for the Preservation Plan

This preservation plan is a unique community-planning document that sets out future actions that should be taken to preserve the past while recognizing the needs of present residents. It articulates a vision of the future and goals to work toward. The vision statement below expresses the community's vision for the future of Fisher's Hill and Tom's Brook battlefields based on input from the general public and from the Steering Committee.

Vision Statement

Present and future generations will have the opportunity to learn about the important events that happened here at Fisher's Hill and Tom's Brook. Landowners, government leaders, visitors, and other participants in preservation and interpretation will work cooperatively toward preserving this historic landscape and sharing its stories and the stories of its people. We will honor the rights of those who continue to live, work, and farm on the battlefields.

Goals for the Fisher's Hill and Tom's Brook Battlefields Preservation Plan

The plan will:

- be developed with extensive landowner and public participation;
- be based on sound historical research;
- address the preservation of not only battlefield land, but also contributing historic features, including buildings, structures, roads, landscape elements, and archeological sites;
- consider important off-site Civil War historic resources, including cemeteries, churches, hospitals, mills and furnaces;
- address the preservation of viewsheds, particularly land visible from the core areas of the battlefields;
- present many alternative preservation methods;
- include management and maintenance policies for land purchased for protection;
- address and suggest mitigation measures for potential visitor impacts, e.g., increased traffic, trespass, and liability issues.
- identify additional research needs and interpretation techniques;
- provide an action plan to implement the plan's recommendations; and
- include ways for local citizens and groups to be involved in implementation of the plan.

The plan's approaches to preservation will:

- embrace cooperative preservation efforts between landowners, government, and non-profit preservation organizations;
- emphasize incentives rather than requirements;

- include a range of preservation options, such as, the purchase of land or easements from willing sellers and other voluntary measures;
- ensure that landowners are provided as much information as possible to make informed decisions about any preservation steps they may wish to take;
- support farming and encourage compatible agricultural use of battlefield land;
- focus on preserving the most historically significant land that still maintains Civil War era landscape integrity;
- consider the most cost-effective uses of preservation funding available; and
- involve interested local citizens in the promotion of preservation.

The vision statement and goals were used to guide the preparation of this preservation plan.

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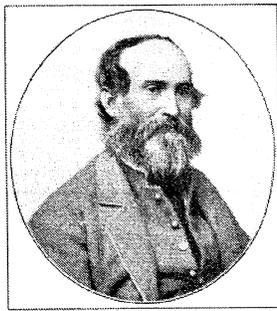
2.0 History of the Battles of Fisher's Hill and Tom's Brook

Understanding of the historical events of the battles and the significance of those events for the nation and the region during the Civil War period is key to the development of a Civil War battlefield preservation plan. The following descriptions of the battles of Fisher's Hill and Tom's Brook were adapted from accounts prepared by the National Park Service (NPS) in 1992.⁸ Battle scene drawings are from *The James E. Taylor Sketchbook*.⁹

2.1 The Battle of Fisher's Hill – September 21-22, 1864

Campaign: Sheridan's Valley Campaign

Principal Commanders: [Confederate] Lieutenant General Jubal A. Early; [Union] Major General Philip H. Sheridan



Forces Engaged: [Confederate] Four infantry divisions (Wharton, Gordon, Pegram, Ramseur), one cavalry division (Lomax), about 9,500; [Union] Three infantry corps (Wright, Emory, Crook), Averell's cavalry division, about 29,444.

Casualties: [Confederate] 1,235 (30 killed / 210 wounded / 995 missing & captured); [Union] 528 (52 killed / 457 wounded / 19 missing).

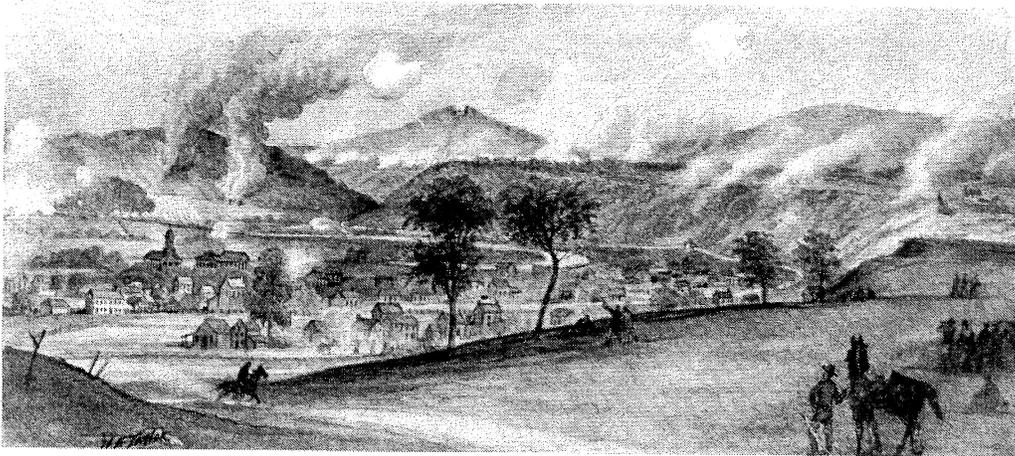
Significance: Lieutenant General Jubal Early was overwhelmed by Major General Philip Sheridan at Fisher's Hill. Although the casualty figures were not high, this battle was a masterpiece of maneuver and surprise. Sheridan's flanking attack brought Crook's corps to the left rear of Early's position on Fisher's Hill and threw the Confederate army into a panic. Confederate defeat at Fisher's Hill (on the heels of defeat at Opequon) opened the Shenandoah Valley to a Union advance that reached beyond Staunton. When Sheridan withdrew during the first part of October, his army systematically burned mills, barns, crops, and forage, and ran off livestock. By implementing this strategy of "total warfare," Sheridan felt that he accomplished the primary objective of his campaign--to deprive the Confederacy of the agricultural abundance of the Valley.

⁸ Lowe, David W. 1992. *Study of Civil War Sites of the Shenandoah Valley of Virginia*. Washington, D.C.: National Park Service, September.

⁹ Taylor, James E. *With Sheridan Up the Shenandoah Valley in 1864: Leaves from a Special Artist's Sketchbook and Diary*. Dayton, OH: Morningside House, Inc., 1989.

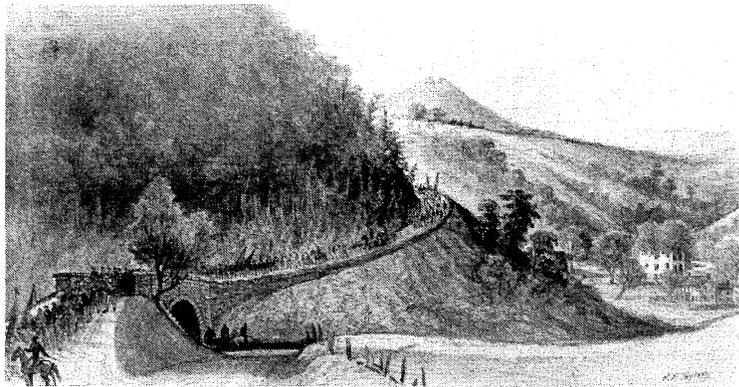
Description of the Battle of Fisher's Hill:

Phase One. Confederate Dispositions (19-20 September): After its crushing defeat at Winchester on 19 September 1864, the Confederate army withdrew to Fisher's Hill. The Union army pursued as far as Hupp's Hill on 20 September and massed near Strasburg.



McClelland's Batteries at Newell's House Protestant Church—Hammont's Barn The Forge Signal Station Looking Eastward—Strasburg's Mill—Pike Meeting Point Back's Fort
Battle of Fisher's Hill—sketched from heights north of Strasburg—Sept. 21st, 64.

The Confederate position at Fisher's Hill was a strong one, particularly at the center and on the right flank. Wharton's division, on the Confederate right flank, entrenched along the high bluff overlooking Miller's bottom extended to the left to cover the Valley Pike (old alignment). Gordon's division deployed from the Valley Pike across Manassas Gap Railroad to near the Middle Road above the hamlet of Fisher's Hill. Pegram's division (formerly Ramseur's) was to Gordon's left, and Ramseur's division (formerly Rodes's) extended the line west to a high hill south of Tumbling Run South Fork (referred to a "Ramseur's Hill" in this report). The Confederate cavalry under Lomax extended the main line northwest to and beyond the Back Road. Lomax's position was held with little more than a skirmish line.



Fisher's Hill—Sketch of Miller's Bottom, N.H. Annual Topog. Office

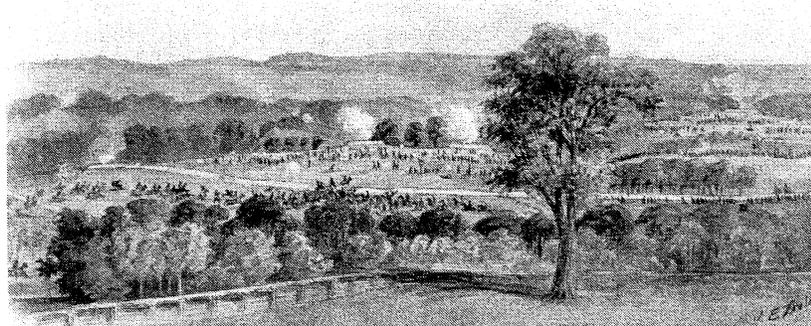
To mask these deployments, Lieutenant General Jubal A. Early placed a strong skirmish line on the hills north of Tumbling Run (Quarry Hill, Flint Hill, School House Hill). General Early had his headquarters at the Widow Funkhouser house on the Valley Pike. Confederate signal stations on Massanutten (Signal Knob) and Round Hill offered wide-ranging views of any Union moves against this line. Early's artillery commanded all approaches along the pike, the railroad, and the Middle Road. The advanced Confederate positions north of Tumbling Run were not supported by artillery. A brigade of

Confederate cavalry and a battery of horse artillery were placed on Sandy Hook east of the North Fork Shenandoah.

Phase Two. Union Advance (21 September): About noon, 21 September, Sheridan advanced his army south and west from Strasburg, massing the bulk of the VI Corps in a horseshoe opposite the CS right center on the plateau north of Flint Hill, its left at the Manassas Gap railroad. The XIX Corps, weakened from the battle of Opequon, was placed on the Union left east of the railroad with a skirmish line extending back through Strasburg to cover the fords over the Shenandoah North Fork and the road to Front Royal. The line of these two corps was entrenched. Crook's corps (nominally the Army of West Virginia) was held in reserve and out of sight of Signal Knob "in the timber near Strasburg." Wright (VI Corps) established his headquarters in the Amos Stickley House (near the intersection of rte. 757 and I- 81). Averell's cavalry division covered the Back Road. The rest of Sheridan's cavalry was sent via Buckton Ford and Front Royal to advance up the Luray (Page) Valley. Sheridan established headquarters at the George Hupp House just north of Strasburg.

Phase Three. Capture of Flint Hill (21 September): As Union soldiers entrenched their new position, skirmishing heated up. Sheridan and Wright surveyed the land but could see little of the main Confederate line because of two intervening hills, called "Flint Hill." These hills were defended by a reinforced skirmish line barricaded behind "hog" or "bull pens" (U-shaped barricades made of fence rails that sheltered three men). Sheridan ordered Wright to take the hills so that he would have an "unobstructed view." Two regiments (126th Ohio and 139th Pennsylvania) advanced but were thrown back. Reinforced by a third regiment, they tried again without success. The First Brigade/Second Division (five New York and Pennsylvania regiments) was brought into battle line and swept forward under command of Colonel J. M. Warner (formerly commander of the Vermont brigade). The hills fell quickly. General Wright described this movement as "of the greatest importance to the operations of the next day, as it gave us a view of the enemy's line and afforded excellent positions for artillery, of which we availed ourselves in the more important struggle of the 22nd." Warner's men threw up rifle pits and bivouacked on the hills within rifle-musket range of the main Confederate line south of Tumbling Run.

Phase Four. Union
Battle Line Advanced
(21-22 September):
During the night,
Sheridan extended his
line westward with
Ricketts division on
the far right, Getty
next, and Wheaton
connecting with the



Battle of Fisher's Hill Sept. 22. (Left) Confederate position on the night of the battle. (Right) Sheridan's Cavalry and the Union line on the morning of the 22nd, in view of Lee's and Johnston's entire line.

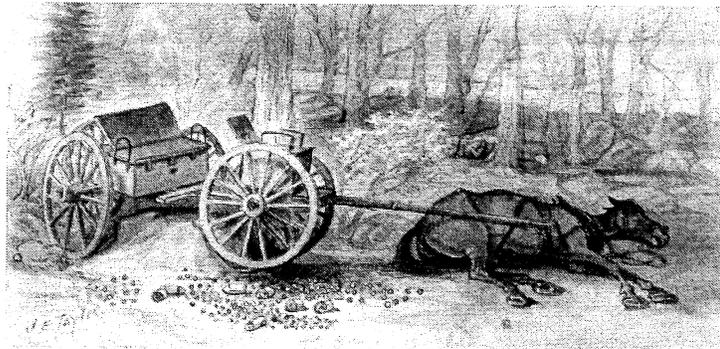
XIX Corps at the railroad. After sunrise, Crook's corps was brought forward, following ravines and staying in timber to be out of sight of the Confederate signal stations. Shortly

before noon, Ricketts division (VI Corps) moved to possess the heights overlooking the North Fork of Tumbling Run, while Averell's cavalry division advanced on the Back Road to establish a connection with Ricketts's right flank. Keifer's brigade assaulted and carried the two hills south of the run (School House Ridge), driving Confederate skirmishers back on their main line. Union skirmishers were pushed to within range of the Confederate works and began laying down a steady fire. Ricketts formed his division behind the crest of the hills and awaited Crook's attack.

In the meantime, about 1215 hours, Emory (XIX Corps) rushed Quarry Hill on the left with a brigade and seized the Confederate rifle-pits there. His men immediately reversed the entrenchments, giving the Union army an unbroken line of rifle pits, extending from Quarry Hill across Flint Hill, confronting the main Confederate line on Fisher's Hill at a range of about 500 yards; skirmishing erupted along the line. Union batteries were brought up, and an artillery duel erupted in the vicinity of the village of Fisher's Hill. Skirmishing continued until about 1600 hours.

Phase Five. Crook's Flank Attack (22 September): During the morning General George Crook moved his two divisions (about 5,000 men) to the base of Little North Mountain beyond St. Stephens Church, unseen by the Confederate signal station on Massanutten Mountain. About 1400 hours, Sheridan directed him to commence a flanking movement along the shoulder of the mountain. Crook formed his corps in two parallel columns and marched south until more than half of the command was beyond the Confederate left flank, which was held by Lomax's cavalry division. Crook encountered only scattered fire from a few surprised pickets.

About 1600 hours, Crook ordered his columns to face left and to charge. The soldiers charged down the side of the mountain, shouting at the tops of their lungs. The Confederate cavalry took to their horses and scattered. In their rush down the hill, Crook's divisions lost all order; a mass of men funneled



The wrecked wagon in the Confederate works on Fisher's Hill.

through the ravine of the Middle Fork of Tumbling Run past the Barbe House and closed on the Confederate infantry on "Ramseur's Hill." A second mass funneled to the right along an old road that penetrated to the rear of the Confederate positions. Grimes's brigade of North Carolinians held out against Crook's onslaught until Ricketts ordered his division forward. Hearing, more than seeing, that they were flanked, Confederate defenders along the remainder of the line began abandoning their entrenchments. Battle's Confederate brigade was sent to the left to confront Crook but was misdirected into a ravine and missed the fighting altogether. Sheridan advanced his other divisions, the men attacking generally up the ravines. Early's army was soon in full flight, abandoning equipment and 14 artillery pieces that could not be extricated from the works.

Phase Six. Rear Guard Action at Prospect Hill (22 September): The Confederate army was a shambles but attempted to collect itself at the base of Round Hill on the Valley Pike. Generals Gordon, Ramseur, and Pegram and staff officers established a rear guard of artillery and infantry at Prospect Hill and held off the disorganized Union pursuit. During this action, Colonel Alexander "Sandie" Pendleton, Stonewall Jackson's favorite staff officer, was wounded; he died the following day in Woodstock. The Confederate army retreated to Narrow Passage, and the wagon train went on to Mt. Jackson. Darkness and confusion among the Union victors prevented effective pursuit.

During the fighting at Fisher's Hill, a Confederate cavalry division turned back the Union cavalry at Milford (present day Overall) in the Luray Valley, preventing an attempt to gain Early's rear by crossing the gap to New Market. Sheridan remarked that if his cavalry had been successful, he could have captured Early's army.

2.3 The Battle of Tom's Brook – October 9, 1864

Campaign: Sheridan's Valley Campaign

Principal Commanders: [Confederate] Major General Thomas Rosser, Major General Lunsford Lomax; [Union] Brigadier General Alfred Torbert

Forces Engaged: [Confederate] Two cavalry divisions (Rosser and Lomax) about 3,500; [Union] Two cavalry divisions (Wesley Merritt and George A. Custer), about 6,300

Casualties: [Confederate] 350 (20 killed / 50 wounded / 280 missing & captured); [Union] 57 (10 killed / 47 wounded)

Significance: Tom's Brook was a battle of strategy and maneuver that pitted cavalry against cavalry. The Confederate cavalry were eager for revenge against the Union cavalry, which had been burning barns and mills in the Valley for the previous week. On 9 October 1864, however, Sheridan ordered his cavalry to "whip" the enemy or get whipped themselves. In the resulting conflict, the Union troopers routed the Confederate cavalry, impairing its morale and efficiency for the remainder of the campaign. The Confederate flight was referred to by Valley residents and victorious Union troopers as the "Woodstock Races." The fighting on the Back Road at Spiker's Hill pitted two former West Point roommates against one another--Tom Rosser and George Armstrong Custer. Major General Philip H. Sheridan watched the battle unfold, reputedly from the summit of Round Hill.

Description of the Battle of Tom's Brook:

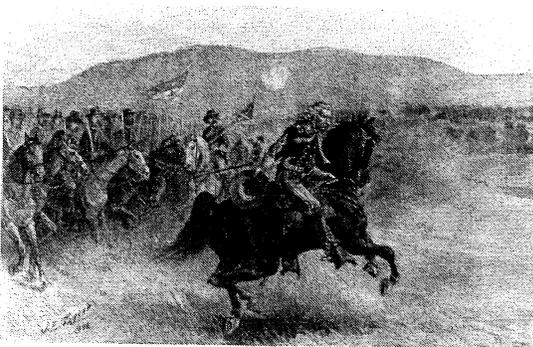
Phase One. Disposition of Forces: On 8 October 1864, the Confederate Cavalry under overall command of Major General Thomas Rosser harried the withdrawing Union cavalry on the Valley Pike and the Back Road, fighting a brisk skirmish along Tom's Brook near the Back Road. The Confederate cavalry were enraged by the destruction of the Valley they had witnessed in the last week and were attempting to arrest further

destruction. Rosser had been dispatched to the Valley from Petersburg to command the Confederate cavalry and had generally been hailed by the local populace as the "Savior of the Valley." At dark, Rosser halted his division of three brigades (about 2,500 men) on the Back Road in the vicinity of Spiker's Hill and pushed skirmishers beyond Tom's Brook to Mt. Olive. The Middle Road was covered by a force of observation of unknown size. Major General Lunsford Lomax's Division of two brigades and a battery of horse artillery (about 1,000 men) bivouacked on both sides of the Valley Pike behind Jordon Run just south of the hamlet of Tom's Brook.

Brigadier General Wesley Merritt's Union cavalry division (about 3,500 men) under overall command of Brigadier General Alfred Torbert encamped at the base of Round Hill. Brigadier General George Armstrong Custer's division of two brigades (about 2,500), bivouacked "behind Tumbling Run" northeast of Mt. Olive on the Back Road. Upset by Rosser's aggressive tactics of the previous days, army commander Major General Philip H. Sheridan ordered Torbert to move at daylight of 9 October and "whip the rebel cavalry or get whipped himself."

Phase Two. Union Advance on Valley Pike: Torbert planned to bring an overwhelming force against Rosser's division on the Back Road while holding Lomax's division at bay with a reinforced brigade on the Valley Pike. Lomax's main battle line was deployed behind Jordon Run on both sides of the Valley Pike, supported by six guns. His front line was dismounted, while he maintained a strong mounted reserve on the pike.

At dawn, Lowell's brigade (Merritt) advanced to Tom's Brook on the Pike, deployed, and pushed forward "one-quarter of a mile" where it found Lomax's main line, dismounted behind Jordon Run. The Confederate line was supported by six guns placed on either side of the Valley Pike and a strong mounted reserve. While Lowell was engaged, Kidd's brigade rode north along Tom's Brook to connect and cooperate with Custer. Devin's brigade followed but veered off on the Harrisville Road (or overland) and advanced to the vicinity of St. Johns Church, maintaining a connection with the force on the Valley Pike and at the same time extending a skirmish line to connect with the Kidd's brigade on the right.



Phase Three. Custer's Advance/ Fighting on Back Road: Rosser dismounted most of his troopers behind Tom's Brook at the base of Spiker's Hill behind stone fences and rudimentary fieldworks (his brigades from left to right, Munford, Payne, and the Laurel brigade). Rosser's six guns unlimbered along the crest of Spiker's Hill slightly behind a second line of barricades. A mounted reserve was maintained on the ridge; the right was extended toward the Middle Road with mounted skirmishers.

Advancing beyond Mt. Olive, Custer pushed forward three regiments of dismounted skirmishers against the main Confederate position. Three other regiments and Wells' brigade were kept mounted and maneuvered for position behind the skirmish line. A battery of artillery unlimbered on the hill in front of present-day St. Matthews (or Sand Ridge) Church and engaged the Confederate artillery on Spiker's Hill. When Kidd's brigade made contact with Custer's left, Custer extended his right flank along the shoulder of Little North Mountain, supporting the movement with a battery. Kidd deployed over the hill, driving Rosser's skirmishers before him, and unlimbered another battery to enfilade the Confederate position. The Confederate line was gradually forced back into a horseshoe around the front of Spiker's Hill. A regiment of Union cavalry (probably of Devin's brigade), moving on the Middle Road from Harrisville arrived on a hill overlooking Sand Ridge Road (intersection of Middle Road) and to the right and rear of Rosser's main force. Reacting to this threat, Rosser ordered a withdrawal. His men raced to mount their horses. At this point, Wells brigade attacked Spiker's Hill up the Back Road, taking few casualties. At the crest, Wells encountered Munford's brigade and a mounted melee ensued. Rosser's force retreated, partly down Back Road to Pugh's Run, partly on Sand Ridge and Middle roads toward Woodstock. Custer's and Kidd's troopers pursued. General Sheridan is said to have watched the action from Round Hill, where there was a Union signal station during the battle.

Phase Four. Fighting on the Valley Pike: In the meantime, fighting continued along the Valley Pike. Lowell's brigade drove Confederate pickets back to Jordon Run and deployed on both sides of the pike. The 1st Michigan (Kidd's brigade) supported Lowell's right flank, while Devin's brigade moved farther to the right along the Middle Road beyond St. Johns Church. As Devin maneuvered, Lomax counterattacked down the Valley Pike, driving the Reserve brigade back to Tom's Brook. Lowell, in turn, attacked until stopped by artillery. At last, Devin reached a position from which to operate against the flanks of both Lomax and Rosser. He advanced the 9th New York and other elements against Lomax's left and rear (probably down current Route 657), making Lomax's position untenable. The Confederates began to retreat up the pike toward Woodstock.

Phase Five. Rear Guard Action at Pugh's Run: Rosser retreated, losing at least two of his guns at Spiker's Hill. Munford's brigade attempted a stand behind Pugh's Run on the Back Road, but this position was quickly breached. The Confederate cavalry continued to retreat to Columbia Furnace, losing the rest of its artillery and all of its wagons. Perhaps 150 Confederate prisoners were captured during this phase of the retreat.

Phase Six. Rear Guard Action at Woodstock: Lomax retreated up the Valley Pike to Woodstock, where he was joined by a confused portion of Rosser's command. The forces attempted to stand behind Pugh's Run but were soon scattered. Union troopers pressed forward, driving the Confederate cavalry to Mt. Jackson. Lomax lost five pieces of artillery and his rolling stock during this rout--two pieces at Woodstock, two at Edinburg, and the fifth beyond Stony Creek. The Union cavalry retired to the vicinity of Woodstock where it bivouacked for the night.

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3.0 Existing Conditions of the Battlefields and Environs in 2004

3.1 Historic Resources Remaining on the Battlefields

Shenandoah County is rich with historic resources from early settlements of the area in the 18th century to 20th century structures. Survey records of the Virginia Department of Historic Resources (DHR) were used to develop a list of the historic resources within the study areas of the two battlefields. These are presented in tabular form and have been located on battlefield study area maps. The tables, one for each battlefield, list for each resource the map number, DHR file number, name of the resource in the DHR files, location whether in core or study area, date built, and brief comments or notes on the resource. The following description of the historic resources on each battlefield presents first the complete list of resources, then provides more detailed information on the significant resources that exist today and were present in 1864. A few of these more completely described resources were not found in the DHR files, but were discovered through field survey or other sources. Where no footnote is provided, the source of the information on a resource is its Virginia Historic Landmarks Commission Survey Form on file with the Virginia Department of Historic Resources.

3.1.1 Fisher's Hill Battlefield

The Fisher's Hill battlefield is located in an area that includes part of the Town of Strasburg and extends south and west of the town, including the village of Fishers Hill. Table 3.1 presents that existing historic resources of the battlefield that have been surveyed by the Virginia Department of Historic Resources. More detailed information on some of the significant resources follows starting with resources in Strasburg and moving south through the battlefield. Figure 3.1 shows a map of the historic resources.

Figure 3.1 Historic Resources of the Fisher's Hill Battlefield

Table 3.1. Historic Resources on the Fisher's Hill Battlefield as Recorded in VDHR Files

Map Key No.	Dept. of Hist. Resources File ID No.	Resource Name	Core or VA or Nat	Study Area	Register Eligible ?	Date Built or Estab.	Comments/ Notes
FH1	306-0004	Academy Hall	S.A.			1840	Strasburg Historic District (SHD), Federal style school
FH2	306-0034	Aileen-Drummond House	S.A.		Not Eligible	1918	SHD
FH3	306-0001	Alton House	S.A.			1860	SHD, Greek Revival dwelling
FH4	306-0026	Appel House	S.A.		Not Eligible	1890	SHD
FH5	306-0029	Arthur House	S.A.		Not Eligible	1885	SHD
FH6	085-0077	Baker, Philip, Stone House (Windle Place)	S.A.			c 1800	Lg. 2-story stone house; coursed limestone; interior detailing
FH7	306-0021	Balthis, G.W. House	S.A.		Not Eligible	1850	SHD
FH8	085-0087	Barb Farm	CORE		Eligible	c 1839	Example of Greek Revival Style, 2-story brick dwelling
FH9	085-0462	Beeler, John House (Baker's Acres)	CORE			1833	House built into bank with spring in the cellar.
FH10	306-0014	Bell Pottery Shop	S.A.			1790	SHD, 201 W. Queen Street, wood frame, currently a dwelling
FH11	085-0252	Bosman Farm	S.A.			1850	Vernacular Italianate frame house with significant barn
FH12	306-5001	Bridge #1002, Town Creek, Rt. 11	S.A.			1935	SHD
FH13	085-0536	Bridge #6165, South Fork Tumbling Run	CORE			1932	
FH14	085-0772	Bridge ruins, Rt. 11, Tumbling Run	CORE			1870	Early location of Route 11 as in Civil War
FH15	085-0920	Bridge, Rt. 758 at Tumbling Run	CORE			1934	
FH16	085-0088	Brubeck-Elbon Place	S.A.			c 1750s-1790s	One of the earliest log houses in Shenandoah County, barn
FH17	085-0255	Building, Rt. 638	S.A.			1920	
FH18	306-0007	Copp House	S.A.			1870	SHD, dwelling, stable, poultry shelter, shed
FH19	306-0010	Crawford House	S.A.			1770	SHD
FH20	085-0573	Dellinger Home for Adults	S.A.			1885	
FH21	085-0572	Dellinger, Richard Farm	S.A.			1830	
FH22	306-0012	Eberly, George, House	S.A.			1820	SHD
FH23	085-0261	Feathers-Neff House	CORE			c 1850s	Vernacular 2-story clapboard-clad log house
FH24	085-0253	Fisher House	CORE			c 1830s	Vernacular brick I-house on Tumbling Run
FH25	085-0247	Four Mile House	S.A.			1870	Wood frame dwelling
FH26	306-0027	Grim-Abril House	S.A.		Not Eligible	1870	SHD
FH27	306-0008	Grove House	S.A.			1913	SHD, Queen Anne style dwelling

FH28	085-0251	Highway Tabernacle	S.A.		c 1930s	Vernacular 20th century roadside architecture; conc. Block
FH29	085-0570	Hockman, Amos House	S.A.		1910	
FH30	085-0093	Hockman, Jennie, Place	CORE	Eligible	1830	
FH31	306-0013	Houck (Hauch) Property (Pifer House)	S.A.	Not Eligible	1750	SHD
FH32	085-0245	House, Rt. 11	S.A.		c 1860s	Vernacular stone, brick & frame 5-bay house w/outbdgs.
FH33	085-0250	House, Rt. 11	S.A.		c 1860-1870	Vernacular 2-story frame l-house
FH34	085-0912	House, Rt. 601	CORE		1870	
FH35	085-0006	Hupp Distillery	S.A.		c 1800	One-story stone distillery building; Civil War use
FH36	085-0007	Hupp House (Old Hupp Hmstd)	S.A.	Listed V/N	1755	Limestone, 2.5 story, excellent example German masonry
FH37	085-0008	Hupp Mansion, 410 Massanutten St.	S.A.	? No score	1765 & 1790	Brick & stone Greek Revival style; Civil War use
FH38	306-0031	Hyde House	S.A.	Not Eligible	1890	SHD
FH39	306-0022	Jennette House	S.A.	Not Eligible	1935	SHD, Bungalow / Craftsman style dwelling
FH40	085-0283	Keller House	CORE		c 1850	Vernacular 2.5 story frame & log house
FH41	085-0084	Keller, John, Place (Stoner Place)	CORE		c 1840s	Vernacular 2-story brick house (Miller's House???)
FH42	085-0083	Keller Mill (Stoner Mill)	CORE		c late 1700s	Stone 4-story mill with overshot wheel; heart of battlefield
FH43	306-0020	Kern House	S.A.	Not Eligible	1930	SHD, Colonial Revival style dwelling
FH44	085-0284	Lester Farm	CORE		1840	
FH45	085-0322	Mt Hebron United Methodist Church	S.A.		1870	
FH46	085-0017	Old Mill (Spengler Mill)-Restaurant	S.A.		1794	Vernacular indust. mill, limestone, 2 flr, cellar,ovrsh wheel
FH47	085-0091	Old Miller Home/Farm	S.A.		early 1800s	Vernacular 2-story stone house with later additions
FH48	085-0092	Old Pifer Place/Sheltered Spring Farm	CORE		early 1800s	Vernacular 2-story log house
FH49	085-0271	Posey Hollow Farm	S.A.		c 1830	Federal style 2-story brick house with outbuildings
FH50	306-0018	Post Office (118 W. King St.)	S.A.		c 1930s	SHD; Colonial Revival, brick, 1 fl, gable roof (slate)
FH51	306-0003	Presbyterian Church (223 S. Holliday Street)	S.A.		1830	SHD; Greek Revival, brick, 1 fl, metal gable roof, columns
FH52	085-0254	Quarry Buildings, Rt. 638	S.A.		1890	Quarries established at Strasburg Junction, 1890-1910
FH53	085-0259	Racey House	S.A.		c 1850-1860	Vernacular 2-story clapboard-clad house
FH54	306-0019	Ritenour House, 307 Queen St.	S.A.	Not Eligible	1890	SHD, Late Victorian dwelling
FH55	085-0244	Riverbend (Zirkle) Farm	S.A.		c 1850	Antebellum Italianate 2-story brick house
FH56	085-0081	Rosenburger Place/Farm	S.A.		c 1820	Two-story stone (with stucco) house
FH57	085-0248	Rudolph Farm, Rt. 11	S.A.		1890	Barn
FH58	085-0249	Rudolph House, Rt. 11 (Round Hill)	S.A.		1925	Bungalow / Craftsman style dwelling
FH59	306-0023	Smith House	S.A.	Not Eligible	1900	SHD, Queen Anne style dwelling
FH60	085-0123	Snapp, Lawrence, House (Charles House)	CORE	Eligible	c 1830	Rare/Continental central chimney hse./Germanic settlement
FH61	306-0015	Sonner House	S.A.		1800	SHD, wood frame dwelling
FH62	085-0771	Southern Rail Bridge, N. Fork Shen River	S.A.		1920	

FH63	306-0006	Spangler Hotel/Virginia Hotel/Womack Apts	S.A.		early 1800s	SHD; Federal Style, brick, 2.5 flrs, gable roof
FH64	085-0009	Spengler Hall (Matin Hall)	S.A.	Eligible	c 1812 or 1820	Fine example of brick Federal style & interiors; CW HQ
FH65	085-0258	St Stephens Lutheran Church	S.A.		c 1890	Vernacular late 19th century frame church
FH66	306-0035	Stickley-Orndorff House	S.A.	Not Eligible	1910	SHD
FH67	085-0126	Stoddart Bank Barn	S.A.	Not Eligible	c 1850	Brick bank barn; now altered as a residence
FH68	306-0016	Strasburg Historic District	S.A.		from 1750s	Historic Dist., 18th-19th c bldgs; 292 of 350 contributing
FH69	085-0574	Stultz Farm (Mt View Farm)	S.A.		1850	
FH70	085-0246	Valley Diner (Bud and Yanks)	S.A.		c 1935	Vernacular 1-story commercial (diner) bldg. (dilapidated)
FH71	085-0257	Waverly Farm	S.A.		c 1850-1870	Extensive farm complex with log & frame main house
FH72	085-0571	Wymer House	S.A.		1890	
FH73	085-0504	Mount Olive Historic District			1850	Recommended district: cemetery, church, commercial bldg. dwellings
FH74	085-0910	Fisher's Hill Historic District	CORE		1830	Recommended district:
FH75	085-0910-0008	Southern RR Bridge at Fisher's Hill	S.A.		1880	
FH76	085-0910-0004	Ritenour's Grocery	CORE		early 20th C	Wood frame commercial building
FH77	085-0910-0007	Baker-Moore Cem / Fisher's Hill Cemetery	CORE		1843	Cemetery
FH78	085-0910-0005	House, Rt. 601	CORE		1910	Colonial Revival style dwelling
FH79	085-0910-0003	Fisher's Hill Store & P.O.	CORE		1870	2-story, gable roofed frame commercial building
FH80	085-0910-0006	House, Rt. 640	CORE		1910	Bungalow / Craftsman style dwelling
FH81	085-0910-0001	Christman, William House	CORE		1870	
FH82	085-0910-0002	Emmanuel Evang. & Ref. Church	CORE		1889	Frame Gothic Revival Style church; highest point in village
FH83	085-0910-0009	Baker, Joseph House	CORE		1880	
FH84	085-0910-0010	Mill Dam, Fisher's Hill	CORE		1900	mill dam

SHD

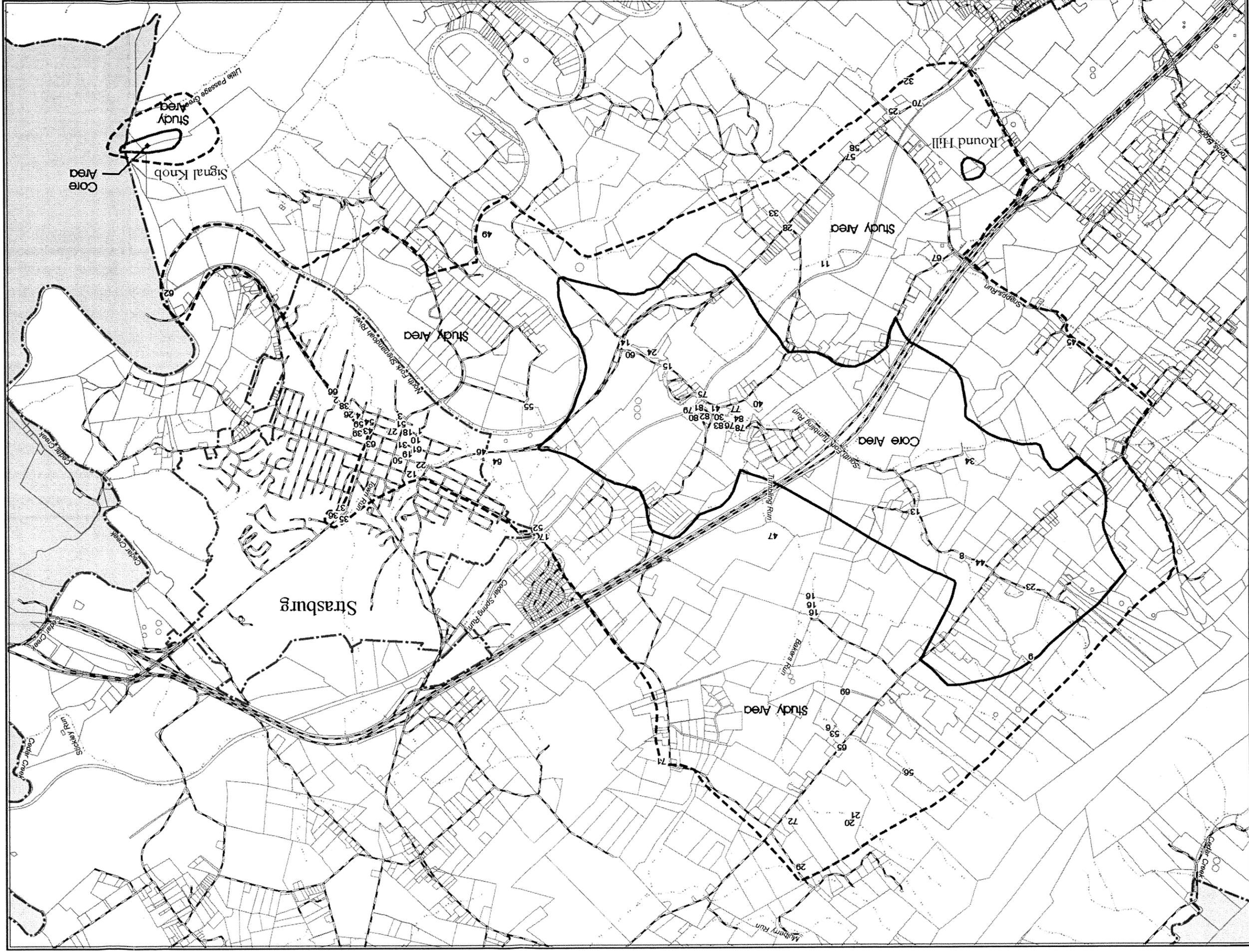
Within Strasburg Historic District

Figure 3.1

Historic Resources

Map Key: 60

Map #s for
Historic Resources
Listed in Table 3.1



Fishers Hill Battlefield Preservation Plan

Shenandoah County, Virginia

County of Shenandoah

Shenandoah Valley
Battlefields Foundation



synpoetica
Community & Heritage Planners

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Feet

Strasburg Historic District

The Town of Strasburg is located at the northeast edge of the Fisher's Hill Battlefield. The Strasburg Historic District was nominated to the National Register of Historic Places in 1983. It encompasses an area centered on seven blocks of King Street (Route 11) and extending about two blocks to the north and south on either side, as shown in Figure 3.2. The district includes many significant historic structures, a number of which were present at the time of the Civil War, as shown in Table 3.2.

The town originated at the crossroads of two Colonial Era immigrant trails, one, the Great Road of the Shenandoah Valley and the other, a trail extending from the east through Manassas Gap. Moravian missionaries founded a church and opened a trading post in 1748 at the site of the town, which was referred to as the Shenandoah Settlement. The General Assembly established Strasburg as a town in 1761 on land granted to Peter Stover. Strasburg was settled almost exclusively by Germans. The earliest industry in town was grist milling, though the first mill, Funk's Mill no longer stands. Spengler's Mill, located on the Valley Pike at the town's southern gateway, was built by Anthony Spengler in the late 18th century. Spengler ran the mill as part of a major plantation complex, his house located on the hill above the mill. Both are prominent historic structures that were present in 1864 and are well preserved today.

Strasburg prospered during the first half of the 19th century, when the manufacture of pottery became a major industry and Strasburg was known as "Pot Town." While as many as six potteries operated then, only the Bell Pottery (now a residence) on Queen Street exists today. Strasburg's fortunes changed abruptly with the outbreak of the Civil War.

The following excerpt from the National Register Nomination Form prepared by the Virginia Landmarks Commission staff describes Strasburg's role in the Civil War:

"During the Civil War, the town's strategic location on the Manassas Gap Railroad and the Valley Turnpike gave the village a pivotal role in Stonewall Jackson's celebrated Valley campaign of 1862. After the Union command ordered three armies to converge on Strasburg and capture Jackson, Union General N.P. Banks made Strasburg his headquarters, building an earthwork within the town, which commanded the entire Valley. From Signal Knob, a point of observation on the north end of Massanutten Mountain, the construction of Bank's Fort was monitored by Jackson's men who compelled Banks to evacuate [it] before any guns could be mounted. From March to November 1862, Jackson spent nearly two months in Shenandoah County, routing Banks from Strasburg, and then defeating Fremont at Cross Keys and Shields at Port Republic. Jackson later returned to Strasburg in November after the Battle of Sharpsburg (Antietam)... Two major battles in the vicinity of Strasburg at Fisher's Hill and Cedar Creek in the early fall of 1864 also involved Strasburg. Spengler Hall, which had earlier served as the headquarters of Union General Williams, now became the camp grounds and tent site for Confederate General Jubal Early [headquarters]. All of the town's

churches were badly damaged during the Civil War from use as hospitals, arsenals, and stables.”¹⁰

It took Strasburg several decades to recover from the devastation of the Civil War. Little new construction occurred for two decades. But by 1890, Strasburg had become a railroad town, freight terminal for Valley agricultural products, and home of a regional printing and publishing establishment of statewide reputation. Strasburg today continues as a leader in Virginia in the printing industry.

Table 3.2 Existing Prominent Strasburg Historic Resources Present in 1864

Residential Buildings	Commercial Buildings	Churches
Hupp House	Hupp Distillery	Presbyterian Church, S. Holliday St.
Hupp Mansion	138 W. King Street	
Sonner House, 200 W. Queen Street	Spengler Mill	
Dosh House, East Washington Street		
George Eberly House, 222 W. King Street		
Spengler Hall, 21501 Old Valley Pike		
210 and 225 W. King Street		
108, 223, and 227 East King Street		
Cyrus Keister House, 118 N. Massanutten		
102 N. Massanutten Street		
126 N. Massanutten Street		
210 W. Queen Street		
Alton House, 309 S. Holliday Street		

Mt. Zion United Methodist Church

The Mt. Zion United Methodist Church is an interesting historic building that links Fisher's Hill and the Town of Strasburg. Before the Civil War, blacks were not permitted to hold regular church services and did not have a church of their own. According to a 1926 history written by Philip Thompson and based on an eye witness account from his mother, Frances Thompson, soon after the war the blacks of Strasburg decided to establish a church. They obtained a log cabin from the Fisher's Hill area and brought it "on rollers" to Queen Street in 1869 or 1870. This became their church and has been used as such until recently. Though improved with wood siding and steeple long ago, the building lacks a proper foundation. The congregation is currently raising funds to rectify this and hopes to return for services soon. Adjacent are two cemeteries, one long used by blacks and an older graveyard with graves dating to 1779.



¹⁰ Virginia Landmarks Commission staff. *National Register of Historic Places Inventory-Nomination Form*, Strasburg Historic District, Shenandoah County, VA. 1983.

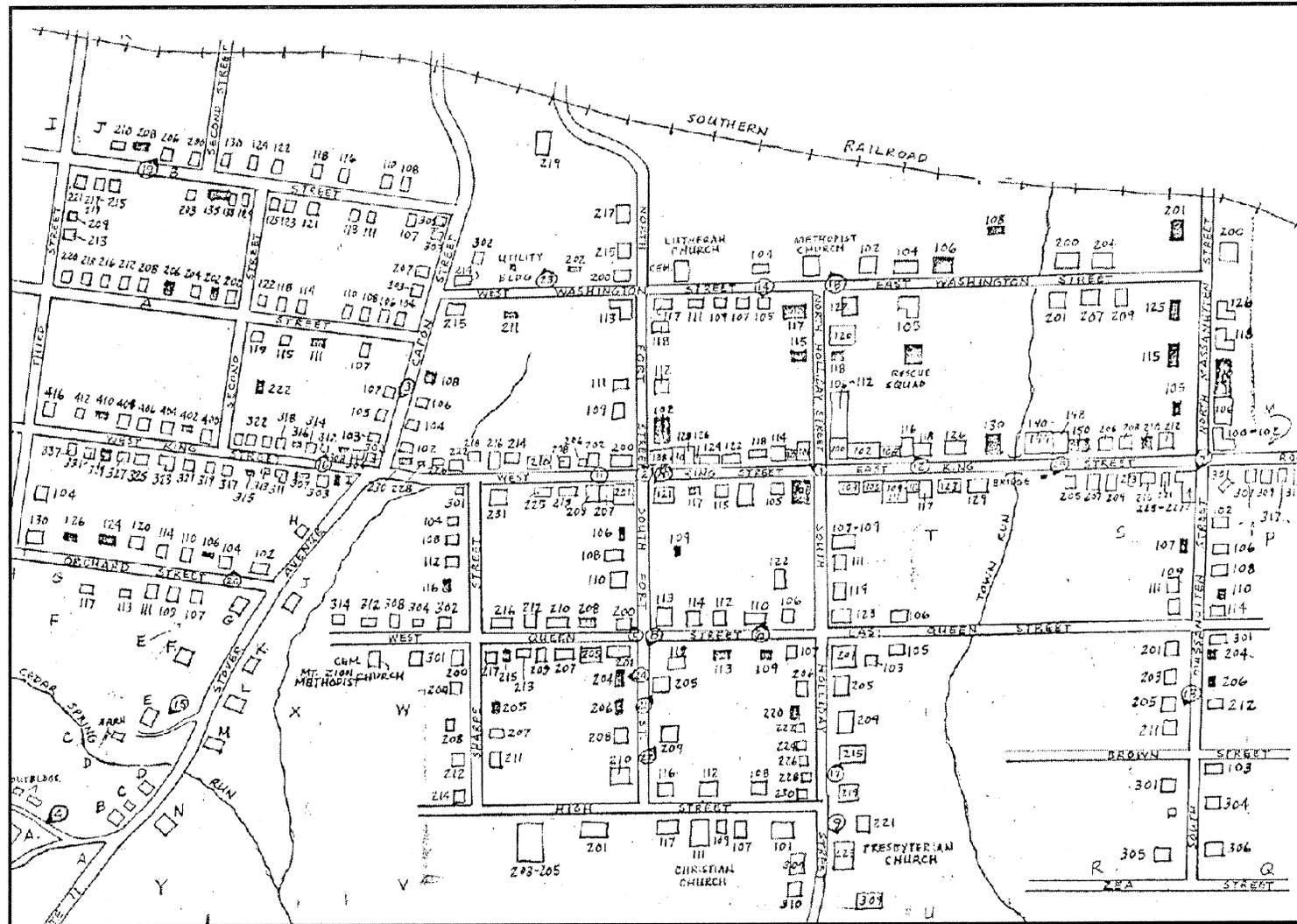


Figure 3.2
 Strasburg Historic District
 Shenandoah County, Virginia

Sketch Map, Date 1983
 Not to Scale

Hupp House and Distillery

The Hupp House is a fine example of an early Shenandoah Valley German settler's stone bank house. It is thought to have been constructed around 1755 by Peter Hupp, one of the earliest settlers in the Strasburg area. Later, in about 1800, the Hupps built a stone distillery adjacent to it. George Franklin Hupp, Jr. (1830-1901) was the owner of the homestead during the Civil War. He and his brothers served in the Confederate Army with the 10th Regiment, Virginia Volunteer Infantry, Stonewall Brigade. Despite this, the Hupp farm and outbuildings survived the war years without significant damage even though Sheridan's troops passed by during "the burning." Although no specific wartime use of the house has been documented, the distillery housed Sheridan's headquarters escort. The house and distillery have both been renovated a number of times and thus are somewhat changed from their original and Civil War era appearance.



Hupp Mansion

The Hupp mansion, located across the Valley Pike from the older Hupp house, was built by Joseph Hupp in about 1765, with the north wing added by Franklin Hupp, Sr., in 1790. The mansion is a two-story Greek Revival brick structure with a large portico added after the Civil War. From September 21 to 22, 1864, during the Battle of Fisher's Hill, Sheridan used the Hupp Mansion as his headquarters.¹¹

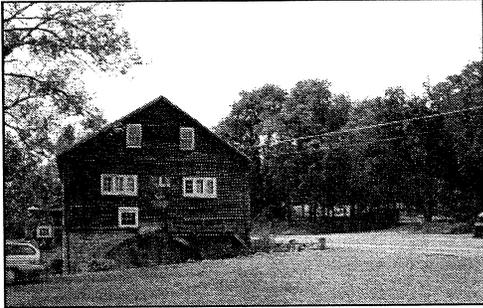
Spengler Hall (Matin Hall)

While family members descended from the builder of this fine Federal-style brick house date the construction of the residence as 1812, local historian Fred Painter believes it was constructed in 1820. Anthony Spengler, a wealthy farmer, local industrialist, and large slaveholder, built a grist mill and established his plantation at the southern gateway to Strasburg in the late 18th century. While most of Strasburg's houses at the time were made of wood, he built his house of brick. The two-story residence features finely detailed interior Federal-style woodwork including stairways, mantels, and built-in



¹¹ Kleese, Richard B. 1992. *Shenandoah County in the Civil War*. Lynchburg, VA: H.E. Howard, pp. 77-78.

cabinetry. The front portico with its large Doric columns was probably added later in the 19th century. There are two contributing outbuildings: a brick 1-story slave quarters building and a brick 1-story meat house. Union General Williams and Confederate General Jubal Early occupied the property at different times during the Civil War. Reportedly, Southern soldiers were concealed in the house in a crawl space below the pantry entered by a trap door in the floor.¹² The house is also known as Matin Hall as it was said to be the first house in Strasburg to see the sun over Signal Knob in the morning (“matin” is French for morning).

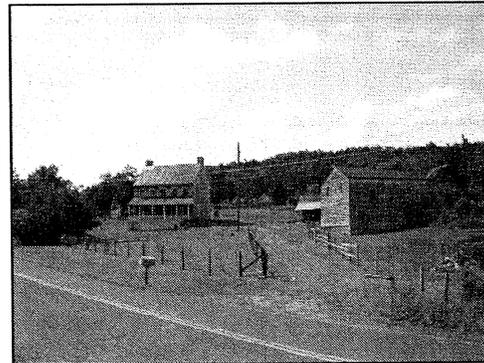


Spengler Mill

Anthony Spengler built his grist mill in 1794. It is constructed of limestone in two stories with a cellar and garret. The overshot metal wheel seen today is a later addition. The mill has had 20th century frame additions and is used today as a restaurant. It was a prominent structure along the Old Valley Pike during the Civil War.

Lawrence Snapp House (1) / Miller House

Situated facing the Old Valley Pike with the current road to Fisher's Hill on the south side, this large stone house is located at the base of Fisher's Hill. Lawrence Snapp purchased this property on Tumbling Run from John Funk, an early settler in the area, and is believed to have constructed the house in 1794. The architectural integrity of this house is remarkable because it has not been renovated to include central heat or bathrooms. Confederate General Stonewall Jackson spent a night at the Snapp House on his way south through the Valley after Antietam. It was the second to the last night he spent in the Valley before traveling to Fredericksburg and his death at the Wilderness.¹³



Old Valley Turnpike - Tumbling Run Bridge and Highway Embankment

Across present-day Battlefield Road from the Lawrence Snapp House are traces of the old roadbed and bridge across Tumbling Run for the Valley Turnpike. Only the stone bridge abutments remain for the bridge, dating from 1870 when the bridge was rebuilt. One can see the old road trace cut into the side of Fisher's Hill traveling west up the hill before turning south again at the top of the hill. This was the alignment of the road at the

¹² Virginia Department of Historic Resources Intensive Survey Form, File # 085-0009, and Virginia Landmarks Commission staff. *National Register of Historic Places Inventory-Nomination Form*, Strasburg Historic District, Shenandoah County, VA. 1983.

¹³ Joseph Whitehorne, interview with the authors.

time of the Civil War. Fisher's Mill on Tumbling Run and the Fisher House faced this old road. The mill is gone, but the house is still present as described below.

Fisher House and Mill Site

Built in the 1830s, this brick vernacular I-house originally faced south toward the Old Valley Pike. It has since been altered to face modern-day Battlefield Road. According to historian John Wayland, during the battle Mrs. Fisher and her children vacated the house and "went a mile or two up the Pike." Mr. Fisher operated a grist mill next to the house, which does not exist today. Wayland interviewed John W. Fisher, his grandson, who provided the following account:

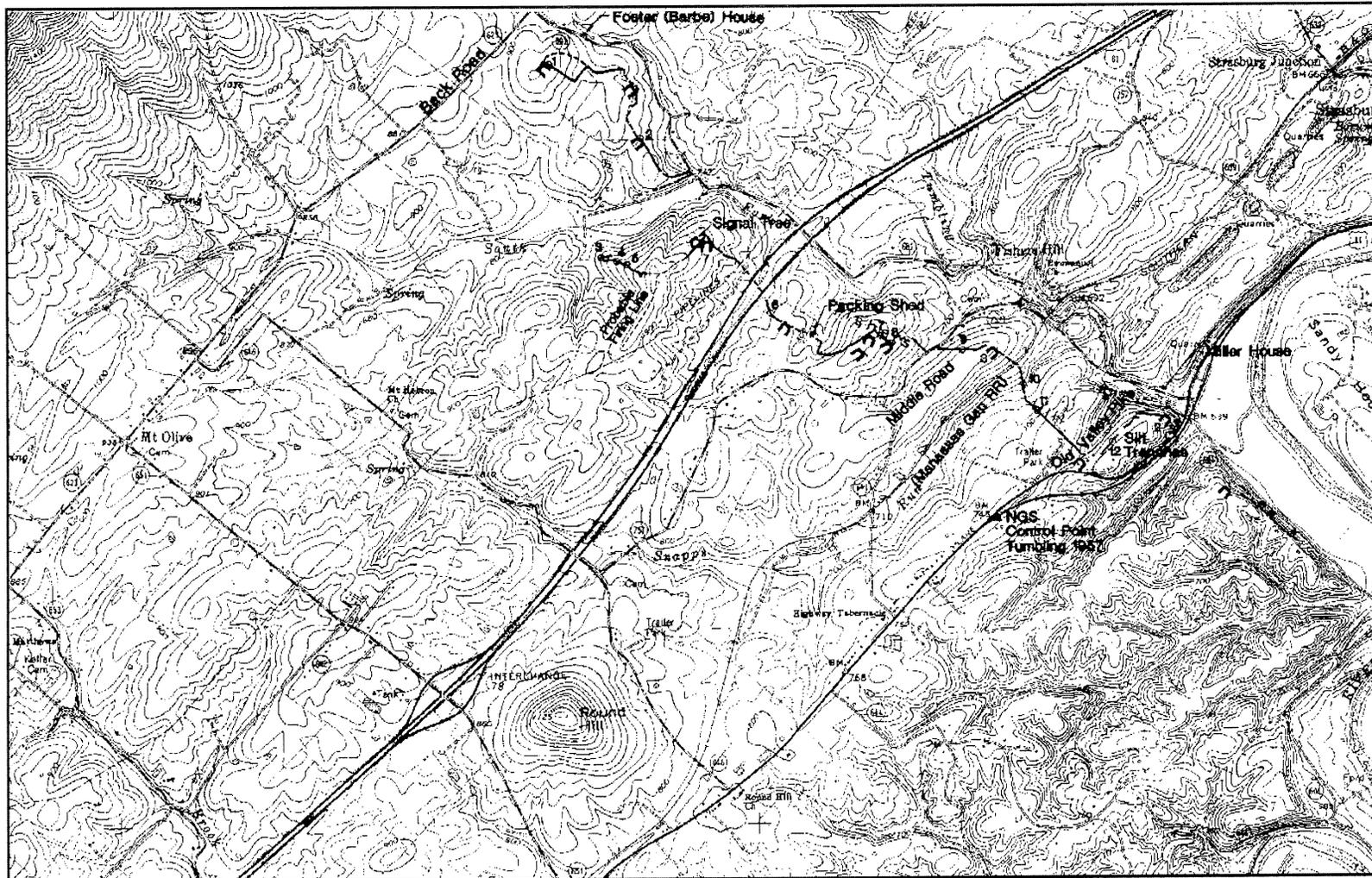
"In October, 1864, when Sheridan was destroying barns and mills, my grandfather, David Fisher, then 84 years old, was owner of the mill property at Fisher's Hill, including the old stone mill. When his mill was being fired he entered the basement floor thereof and ascended the stairway leading to the main floor. One of the soldiers at the head of the stairs struck him on the top of the head with his army gun, and he fell helpless to the basement. He nevertheless succeeded in putting out the fire and thus saved the mill from destruction.

"The mill however was left in a wreck. The burh was thrown down to the ground floor. The silk bolting reels were ripped open and the straps were sent north for souvenirs. Our family of 12 became poverty stricken. I remember crawling back into the old bolting chest and scraping up a bushel of flour dust that had accumulated for years. We sifted the worms out of it and mother baked it into bread which the younger children ate; but I preferred to scrape the black greasy coat off the crackers and eat them in preference."¹⁴

Fisher's Hill Earthworks

Fisher's Hill was known as the "Gibraltar" of the valley because of the formidable height and steepness of its hills that nearly span the valley from Massanutten Mountain to North Mountain. The Confederates fortified this natural stronghold with entrenchments and rifle and cannon pits, a number of which are still faintly present in the landscape. In 1994, the Association for the Preservation of Civil War sites, now the Civil War Preservation Trust, commissioned a study to survey and map these Confederate earthworks. The results are presented in Figure 3.3. No similar extensive study has been performed for the northern side of Tumbling Run, where Union troops were often stationed. Some remnants of Union trenches are known to be located at the top of Flint Hill spanning several residential lots along present day Bluebell Lane.

¹⁴ John W. Wayland. *A History of Shenandoah County*. (Strasburg, VA: Shenandoah Publishing House, 1927), p. 345.



Legend:

- Approximate Trench —————
- Rifle Pit / Count - - - - -
- Cannon Pit / Count C 2
- Trench Cross Section / No. O 2

Date: November 28, 1994
 Source: Association for the Preservation
 of Civil War Sites; Anderson and Associates, Inc.

Figure 3.3
 Survey of Fishers Hill
 Battlefield Earthworks
 Shenandoah County, Virginia

Fisher's Hill Picnic Grounds

After the Civil War, starting in 1875, veterans organized an annual picnic at Fisher's Hill on private land located between the railroad tracks and Snapp's Run near the current day Battlefield Road. The picnic was held the first Saturday in August every year from 1875 to about 1939. The picnics featured speeches, music and dancing, and activities for children, including a steam powered merri-go-round. Excursion trains brought picnickers from Washington, DC, and Harrisonburg and points in between. Over the years permanent facilities were built on the picnic grounds, including a gazebo, a bandstand, large picnic pavilion, and open air "cottages" or picnic shelters. None of these structures remain, except for an outhouse and the collapsed remnants of the large picnic pavilion. According to Catherine Keller Bly, Iris Keller Vann, and John Keller, whose family owned and ran the Keller Mill, these picnics were major events, which thousands attended every year. The Kellers remember seeing veterans at the event when they attended in their childhood in the 1920s.¹⁵

Funk House

The Jacob Funk House is not listed in the DHR records. Currently, a ruin, this once imposing three-story stone house was built in the late 1700s. During the Battle of Fisher's Hill, the Confederate line formed just north of the house. The house is near the site that eventually became the reunion picnic grounds described above.

Fisher's Hill Historic District

Located on Tumbling Run and the Manassas Gap Railroad southwest of Strasburg, Fisher's Hill was a small village of several houses, a grist mill, saw mill, and a saw mill / distillery at the time of the Civil War. The mills had been built by William Stoner, but he had died by 1864. Mr. Keller operated the grist mill, and Leonard Kendall operated the saw mill / distillery when the Battle of Fisher's Hill occurred. (Another grist mill, Fisher's Mill, was located nearby on the Old Valley Pike.) During the battle, Jubal Early deployed his troops on the hills to the south of Tumbling Run, while Sheridan's troops were located on the high ground north of Tumbling Run. The village lay in between and was caught in the middle of an artillery duel during the morning of September 22. The major fighting of the day, however, occurred to the west of the village.¹⁶

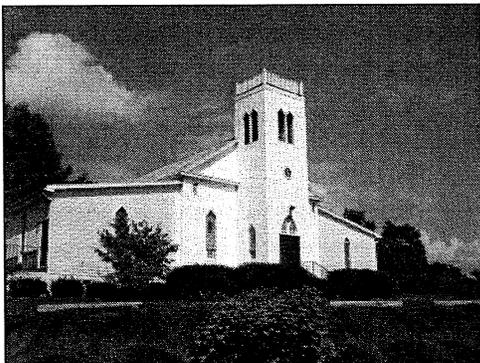
Fisher's Hill prospered after the Civil War and by the 1890s had, in addition to the mills and distillery, a post office, general store, carriage maker, two carpenter shops, and a church, the Emmanuel Church located on the hill above the village. By the early 1900s, the population had reached 35, and the village was served by passenger trains of the Southern Railroad.¹⁷

¹⁵ Katherine Bly, Iris Vann and John Keller, interview with the authors, July 13, 2003.

¹⁶ Massey, James C. and Shirley Maxwell, J. Daniel Pezzoni, Judy Reynolds, and Maral S. Kalbian. Shenandoah County Historic Resources Survey Report (Richmond: Virginia Department of Historic Resources, 1995); Lowe, p. 100; Sympoetica, Deed research for Flint Hill Property.

¹⁷ Wayland, p. 25.

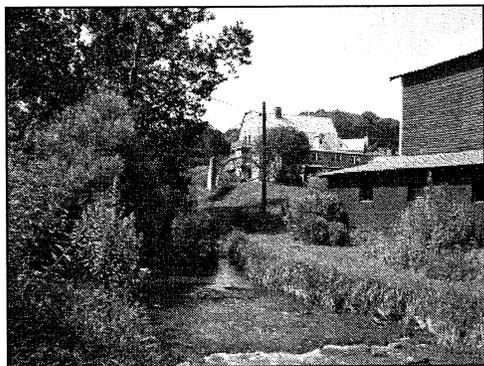
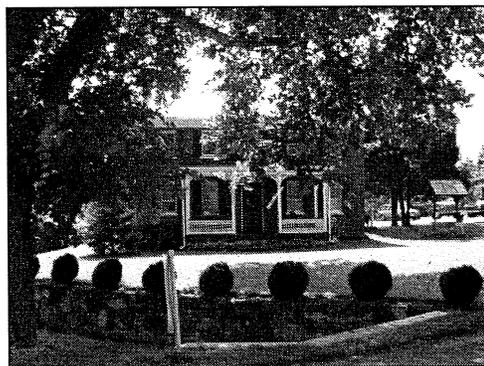
Fisher's Hill is much smaller in population today than it was in its heyday at the turn of the century. A historic district has been recommended in the Shenandoah County Historic Resources Survey Report, 1995, for the cluster of buildings in the village located at the junction of Routes 757, 601, and 640. This district would contain approximately 25 contributing resources of various types: residential, commercial, agricultural, and religious buildings. They range in date from the 1830s to the 1930s. The Keller House (85-0293) is probably the oldest. Dating from the 1830s or 1840s, it is a beautiful two-story brick building with gable roof and Victorian-era bracketed front porch. The Keller-Stoner grist mill is adjacent. Parts of this building probably date to the late 18th century, but various remodelings in the late 19th, early 20th, and early 21st century have diminished



its historical integrity. Most houses in the proposed district date from the late 19th or early 20th centuries, when the village grew the fastest. Commercial buildings include the former Fisher's Hill Store and Post Office, located along the railroad tracks, which may have served as a depot, and Ritenour's grocery and post office. The latter dates from the early 20th century and is still in use. The Emmanuel Evangelical and Reformed Church in rural Gothic Revival style dates from 1889.

John Keller Place (Stoner Place)

This two-story L-shaped brick house is located in the center of the present day Village of Fisher's Hill. It was built in the 1840s by Abe Stoner, son of William Stoner, who built the mill next door on Tumbling Run. The house is constructed in common brick bond with flat arches and a boxed cornice. The rear ell is an addition and has been enlarged with frame sections added. The front and side porches are also later additions.

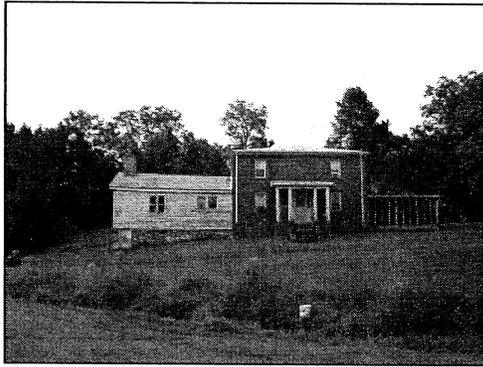


Keller Mill (Stoner Mill)

William Stoner built this stone mill in the late 1700s. William Stoner was the son of Frederick Stoner, an early settler of Shenandoah County. Frederick Stoner was a vestryman in Beckford Parish of the Church of England (Peter Muhlenberg's Parish), taking his oath of allegiance to the King in 1771.¹⁸ A census of Shenandoah County taken in 1785 lists Frederick

¹⁸ Wayland, p. 523

Stoner with seven in the household.¹⁹ The mill was known in its early years as Stoner's Mill. It was later operated for many years by the Keller family, ceasing operation in 1967.²⁰ The mill building was extensively remodeled in the late 19th and early 20th centuries. New equipment was installed, including a steel overshot wheel. The gambrel roof was added as well as several side frame additions. The mill has also undergone renovations in the late 20th and early 21st centuries.

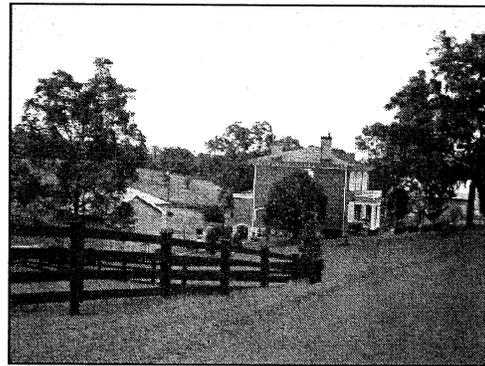


Jacob Funkhouser House

The Jacob Funkhouser house was in the thick of the heaviest fighting of the Battle of Fisher's Hill, but did not look then as it does today. Family history gives the date of construction as 1766, when Jacob Funkhouser, Jr., built the house on land given to him by his father, Jacob Funkhouser, Sr. (Jacob Funkhouser, Sr. had settled on Tumbling Run in 1737.) Jacob, Jr. built his house of logs, with a large stone chimney and a porch the length of the front. He located the house on a slight hill above Tumbling Run near a large never-failing spring that emerges from a rock ledge. The kitchen wing on the south side was probably built in the early nineteenth century. During the Battle of Fisher's Hill, the Funkhouser home place appeared as a log structure, perhaps covered in wood siding, with a front porch and a central chimney. The central chimney was removed in the 1880s and brick siding was added in the 1960s, masking the Civil War era appearance of the house.²¹

Barb(e) Farm

Constructed around 1839 by Jasper Barb, the Barb Farm is an outstanding example in Shenandoah County of the Revival style executed in brick. The brick house is laid in 5-course American bond and features a wooden cornice with brackets and pendants, wooden lintels above paired 4/4 windows, a one-bay flat-roofed portico, a hipped roof and four interior brick chimneys. There are two contributing outbuildings: a brick and stone two-story guest quarters (originally a summer kitchen and highly remodeled), and a log, v-notched, double-pen bank barn with central threshing floor. It is one of the few of such style barns identified in the county. A painted signature is found on one of the logs in the pens that reads "E.J. Barb/1878." The barn is now clad in corrugated metal siding. The troops of Union General George Cook swept past the Barb farm in their flanking action against



¹⁹ Ibid, p. 224.

²⁰ Keller, John, interview with authors.

²¹ Daniel W. Bly, *The Early Funkhouser Pioneers and the Descendants of Jacob Funkhouser, Jr.* Hand-typed paper in the Shenandoah County Library, Edinburg, VA.

Ramseur's position on the morning of 22 September 1864. The farm was used as a camp area by Custer's Division the night before the Battle of Tom's Brook (8-9 October 1864).

Old Pifer Place

A two-story log dwelling with very large fireplaces and a log ell, this house was located at the base of Ramseur's Hill in the main path of advance of General George Crook against the Confederate infantry. John Pifer is believed to have built this house in the early 1800s, though the current owner dates the house to the 1740s. There is a spring in the cellar. The joists are hand-hewn. The house has been extensively remodeled, but the stone smokehouse appears today much as it did during the Civil War. The barn is built on the stone foundation of a barn destroyed by Custer during "the Burning" in 1864, according to the owner.



Brubeck-Elbon Place

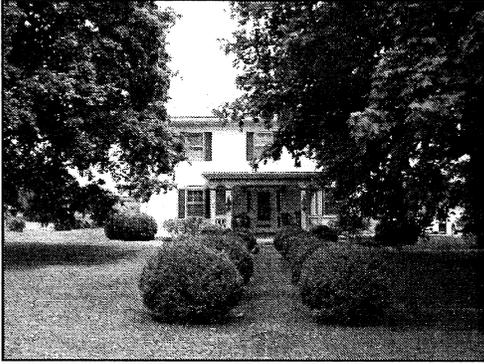
The Elbons were early settlers of Shenandoah County, and this farm appears to be one of the earliest in the county, according to the Virginia Historic Landmarks Commission Survey Form for the property. The house and spring house date from the mid to late 18th century. Both are of log construction with hand-hewn joists. The log barn is probably post Civil War. This farm is not located in the core of the Fisher's Hill Battlefield, but is significant for its age.



Lawrence Snapp House (2) / (Stoddart) Barn

Lawrence Snapp was a wealthy owner of land along Snapp's Run, a tributary of Tumbling Run. It appears that in addition to building the house on the Valley Pike at the base of Fisher's Hill, he owned this two-story log house with stone basement, thought to have been constructed in the late 18th century. It is located over a small stream, which provided a reliable water supply.

The plan of the earliest part of the house was originally a four-room Kreuzhaus variant of a Flurkuchenhaus, a type of dwelling built in the Shenandoah Valley by German settlers during this period. The pre-Civil War (c1850) brick barn is located across the Copp Road from the house and has been remodeled into a dwelling. According to the owner of the barn, Union troops camped on the site along Snapp's Run. They refrained from burning the barn when the residents of the house offered the soldiers hot bread.



Four Mile House

This vernacular stone I-house (stone walls now stuccoed) is dated 1870 in the records of the DHR. However, historians indicate that Colonel Alexander "Sandie" Pendleton, Stonewall Jackson's favorite staff officer, was taken here after he was wounded in a rear guard action at Prospect Hill late in the afternoon on 22 September 1864. He died the following day in Woodstock.

3.1.2 Tom's Brook Battlefield

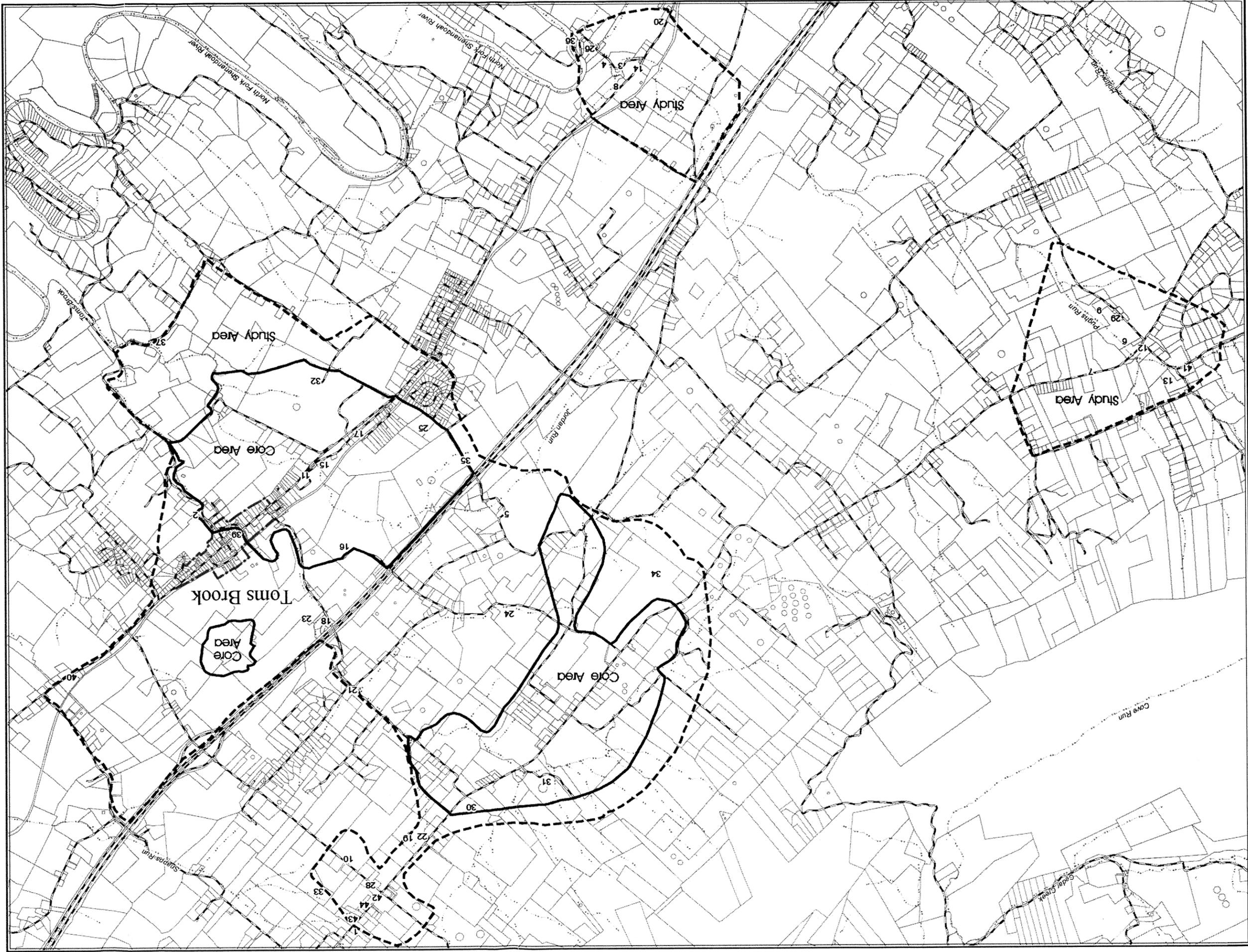
Table 3.3 lists and Figure 3.4 maps the DHR surveyed resources for the Tom's Brook battlefield. The more detailed descriptions of the significant resources follow, starting with those along the Valley Pike, then those along and near the Back Road, and finally those in the middle of the battlefield.

Figure 3.4

Historic Resources

Map Key: 32

Map #s for
Historic Resources
Listed in Table 3.3



Toms Brook Battlefield
Preservation Plan
Shenandoah County, Virginia
County of Shenandoah



Shenandoah Valley
Battlefields Foundation



sympoetica
Community & Heritage Planners

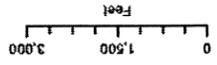


Table 3.3 Historic Resources on the Tom's Brook Battlefield as Recorded in VDHR Files

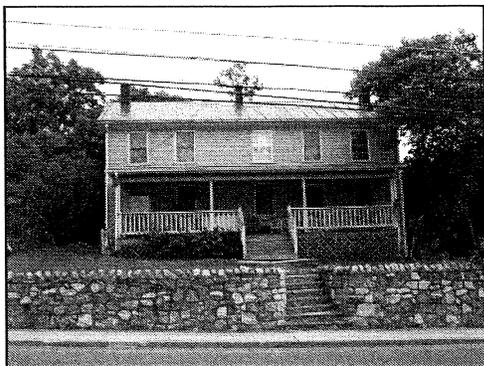
Map Key No.	Dept. of Hist. Resources File ID No.	Resource Name	Core or Study Area	VA or Nat Register Eligible	Date Built or Established	Comments/ Notes
TB1	085-0473	Baker, Ephraim Store, Mt. Olive	S.A.		1867	2-story story with front porch, wooden counters & shelves
TB2	085-0945	Bridge #6039, Rt. 653 over Tom's Brook	S.A.	Not Eligible	1932	
TB3	085-5030	Bridge #6041, Pughs Run, Rt. 663	S.A.		1922	
TB4	085-5029	Bridge #6042, Pughs Run, Rt. 663	S.A.	Not Eligible	1922	
TB5	085-0314	Clem Farm	S.A.		c 1880-1900	House demolished; was vernacular Queen Anne style
TB6	085-0456	Coffelt Farm	S.A.		1800	3-room German Flurkuchhaus, spring in cellar, bank barn
TB7	085-0455	Craig-Hepner Farm	S.A.		1880	
TB8	085-0297	Drumheller House	S.A.		c 1790s	Vernacular 2-story log house with stucco exterior
TB9	085-0242	Fairview Church of God	S.A.		c 1880-1900	Vernacular frame Italianate church
TB10	085-0324	Farmhouse, Rt. 646	S.A.		c 1850	Vernacular frame Italianate house; farm & outbuildings
TB11	085-0095	Flynn, Thomas, House	CORE		mid 1800s	Valley Pike Toll House; 2-story frame dwelling
TB12	085-0346	Funkhauser Farm, Rt. 623	S.A.		c 1870-1900	Vernacular Queen Anne/Colonial Revival; signif. outbldgs.
TB13	085-0109	Gochenour House	S.A.	Not Eligible	1742	Vernacular 2-story log house; Lord Fairfax land grant prop.
TB14	085-0082	Halfway House-Pugh's Run Tavern, Rt.11	S.A.		c 1800s	Vernacular 2-story frame house; former tavern, Fed. style
TB15	085-0316	Hammon House	CORE		1903	Vernacular frame house with farm complex
TB16	085-0315	Hashman Farm	CORE		c 1908-1910	Vernacular Queen Anne frame house with farm complex
TB17	085-0317	Hockman Farm	CORE		c 1880-1890	Vernacular 19th century farm house
TB18	085-0319	Holler Farm	S.A.		c 1850-1870	Vernacular (log & frame) house with farm complex
TB19	085-0325	Hottle-Keller Farm	S.A.		c 1850-1870	Vernacular farm house with barn/farm complex
TB20	085-0293	House, Rt. 11	S.A.		c 1830-1850	Vernacular 2-story log & frame house
TB21	085-0320	House, Rt. 642 (I-house with stone chimneys)	S.A.		c 1840-1860	Vernacular frame I-house
TB22	085-0639	Keller, Ernest House (Joseph Krank Hse)	S.A.		1820	Federal style dwelling
TB23	085-0318	Lynn Acres Farm	S.A.		c 1780-1800	Vernacular log & frame house with farm complex
TB24	085-0327	Maple Shade Farm (Whittington Farm)	S.A.		1864	Vernacular log house with farm complex
TB25	085-0312	Mill-Fen Farm	CORE		c 1850-1870	Vernacular stone/stuccoed Italianate with hip roof
TB26	085-0294	Morrison House, Pugh's Run	S.A.		1820	
TB27	085-0918	Mt Olive Cemetery	S.A.		1860	Cemetery
TB28	085-0919	Mt Olive United Methodist Church	S.A.		1885	Gothic Revival style church, cemetery
TB29	085-0457	Mt Zion Lutheran Church and Cemetery	S.A.		1889	
TB30	085-0774	Myer, Donald B House (Thistlewaite)	CORE		1860	
TB31	085-0326	Richard Farm	CORE		c 1850-1870	Vernacular 3-bay house with outstanding outbuildings
TB32	085-0086	Shen. Co Alms House (Beckford Parish Glebe)	CORE	Listed V/N	1829	Fmr. Ch. of England glebe; poor farm; Federal style; outbldgs.
TB33	085-0089	Sibert, Joe, Place (Spiker Place)	S.A.		c 1820-1850	Vernacular 2-story brick farm house, springhouse, barn
TB34	085-0328	Springdale Farm	S.A.		c 1850-1870	Vernacular frame house with outstanding farm complex

TB35	085-0313	Stacey Farm	S.A.		c 1870-1880	Vernacular 19th century farm house
TB36	085-0295	Stonewall Mill site	S.A.		1830-1832	Grist mill ruin; turbines added 1903-power for Woodstock
TB37	085-0276	Stump-Foster Farm	S.A.		c 1870	Vernacular 2-story frame I-house with outbuildings
TB38	085-0090	Swartz Place	S.A.		c 1830s	Brick 2-story house w/ unique stepped gables & detailing
TB39	085-0535	Tom's Brook Bridge, Rt. 11	CORE		1935	
TB40	085-0246	Valley Diner (Bud and Yanks)	S.A.		c 1935	Vernacular 1-story commercial building (dilapidated)
TB41	085-0125	Wisman-Cunningham Farm/Spring House	S.A.		c 1750s-1790s	Log & stone springhouse with farm outbuildings
TB42	085-0504-0003	House, Mt. Olive	S.A.		1890	Gothic Revival dwelling
TB43	085-0504-0001	Edmondson House, Mt. Olive	S.A.		1870	
TB44	085-0504-0002	Mt. Olive School	S.A.		1894	3-room wood frame school, now church parish hall

Valley Pike Portion of Tom's Brook Battlefield:

Earthworks

There is no study of earthworks at the Tom's Brook Battlefield. According to historian Joseph Whitehorne there are faint vestiges of Confederate gun pits on the Shenandoah County Farm property near the Valley Pike, south of its intersection with Teaberry Lane.



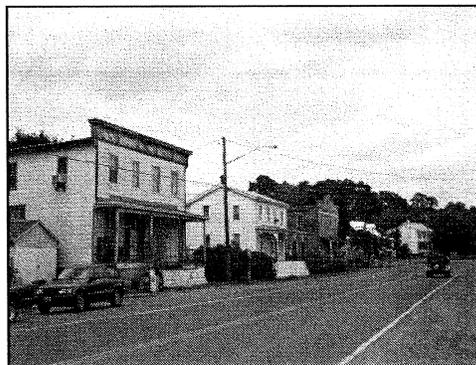
Tom's Brook

Tom's Brook could hardly be considered a village at the time of the battle of Tom's Brook. According to Wayland, there were only four houses there in 1852.²² No historic district has been proposed for Tom's Brook, and the structures in Tom's Brook listed in the Department of Historic Resources files were built in the early 20th century. However, local historians believe that an older house in town

(pictured above and located near on the east side of the Valley Pike adjacent to a Shenandoah Telephone switching station) was constructed before the Civil War and shows evidence of damage from the battle.

Maurertown Historic District

Maurertown is an unincorporated town located at the southern edge of the primary Valley Pike portion of the Tom's Brook Battlefield. The town was likely named after Charles Maurer, a prominent Shenandoah county legislator and representative to the Continental Congress. He owned land in the area in the late 1700s / early 1800s. While Maurertown was a small village at the time of the Civil War, it did not feature prominently in the events of the war. The town's period of growth was much later. It is recommended for designation as a historic district by the Shenandoah County Historic Resources Survey Report, 1995, for its collection of vernacular late 19th and early 20th century residential and commercial buildings.²³



²² Wayland, p. 154.

²³ Massey, 1995.



Thomas Flynn House

Located just south of Tom's Brook is the Thomas Flynn house, which was a toll house for the Valley Pike. It dates from the mid-19th century and so may have been there in 1864 at the time of the battle. The Virginia Historic Landmarks Commission Survey Form describes it as a simple structure that has no unique architectural merit.

Shenandoah County Almshouse

The Shenandoah County Almshouse is listed on the Virginia Landmarks Register and the National Register of Historic Places. The land on which the almshouse sits was once part of the Beckford Parish Glebe owned by the Church of England. According to local tradition, the last church-related residents were the family of the Reverend Peter Muhlenberg. While Muhlenberg served as an officer in the 8th Virginia Regiment of the Continental Line and later a Brigadier General during the Revolutionary War, his wife and children lived on the glebe farm. The original glebe farm house and buildings are no longer extant.



After the Revolution, all glebe farms became the property of the Commonwealth of Virginia. In the 1780s and 1790s, Virginia passed laws to dissolve the parish vestries and transfer the glebe farms and the responsibility for the care of the poor to "overseers of the poor" elected in each county. Shenandoah County as the local overseer built the almshouse in 1829 and operated it as a "poor house" until 1994.

The almshouse is a rare and well-preserved example of an early 19th century, Federal style institutional building. The building is constructed with locally made brick on a limestone foundation. The symmetrical five-bay two-story central block is flanked on each side with long, one-story lateral wings, where the residents were housed. In about 1850, a two-story extension was built at right angle to the south wing at the south end. At the same time, the county added a two-story kitchen wing to the rear (west) of the central block. Three contributing buildings add to the historic character of the property: a stone spring house, as old as or older than the almshouse, a frame meat house (1894), and a frame barn (1952). Except for four small non-contributing structures, the farm maintains its historical integrity within a pristine rural setting.²⁴

²⁴ Maxwell, Shirley, James Massey and Mary Kell. *National Register of Historic Places Registration Form for the Shenandoah County Almshouse / Beckford Parish Glebe Farm*. 1993

The night before the Battle of Tom's Brook, Major General Lunsford Lomax's cavalry division bivouacked on the almshouse farm. During the battle, the right flank of Lomax's Confederate troops fought to maintain its position along Jordan Run at the north end of the farm. The property therefore has great significance in this battle.

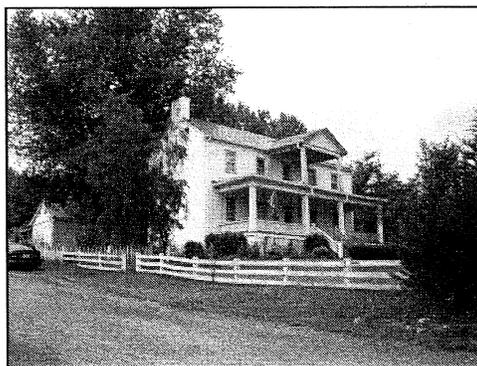


Mill Fen Farm

Devin's brigade flanked Lomax's Confederate troops on the Valley Pike and clashed with them on Mill-Fen Farm, located just northwest of Maurertown. Built sometime between 1850 and 1870, the stone house, now stuccoed, might have been present during this action. The farm includes four contributing outbuildings: a barn, shed, equipment building, and shed.

Crables Tavern

Crables Tavern is not located on the Tom's Brook Battlefield, but is located on the Valley Pike between Tom's Brook and Pughs Run, where a rear guard action took place. First Confederate, then Union cavalry thundered by as the Confederates retreated in the so-called "Woodstock Races." The L-shaped brick tavern has a two-story side veranda where guests entered their rooms. The tavern was operated from the 1820s to the 1890s. The building is now a residence.



Drumheller House

The Drumheller house is located on the Valley Pike north of Pughs Run and certainly was present when fighting occurred here in the final events of the Battle of Tom's Brook. This log house was built in the 1790s and has since been stuccoed. It has a stone foundation and exterior stone chimney on one end and interior brick chimney on the other.



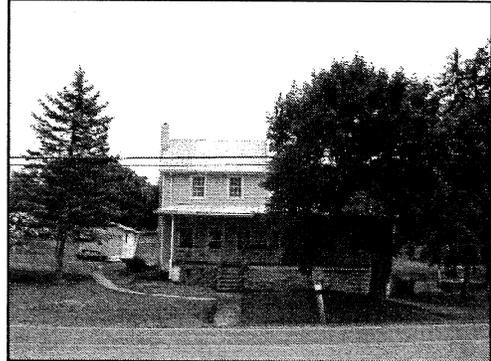
Halfway House

Halfway House was a tavern in the 19th century and got its name because it was halfway between Alexandria and Lexington. As Lomax's cavalry retreated along the Valley Pike after the confrontation with the Federals at Tom's Brook, it attempted to take a stand at Pugh's Run. With the Federals north of the run and the Confederates, south, the Halfway House must have been caught

in the middle. The tavern was built in the early 1800s, but has been remodeled several times. It is a two-story frame building with an outside entrance to the cellar, where tavern meals were served.

Route 11 House

Built between 1830 and 1850, this vernacular frame house is located on the east side of the Valley Pike south of the Halfway House and Pughs Run. Part of the house is believed to be log covered with clapboard. The house would have been located just behind the Confederate line during the rear guard action at Pughs Run.



Back Road Portion of Tom's Brook Battlefield:



Mt. Olive Historic District

Mt. Olive was an established village by the time of the Civil War. Lieutenant Colonel G.L. Gillespie's map of the Battle of Tom's Brook shows Mt. Olive as a linear row of buildings along the Back Road, present day Route 623. At the beginning of the battle on October 9, 1864, Brigadier General George Armstrong Custer first encountered Confederate troops just north of the village. He passed through Mt. Olive in his

advance southward to meet Confederate Major General Thomas Rosser, who was positioned south of the stream, Tom's Brook, on Spiker's Hill. Prominent buildings in the village today, Ephraim Baker's store and the Mt. Olive Methodist Church and Parish Hall, were built after the Civil War. The Shenandoah County Historic Landmarks Survey Report, 1993, recommends that Mt. Olive be designated a historic district by the DHR.²⁵

Sibert (Spiker) Place

During the battle, Custer first deployed just north of Mt. Olive, with part of his brigade on the farm of Joe Sibert. The brick house was built between 1820 and 1850. It includes an interesting vaulted arch in the cellar leading to an underground spring. A recent visit (2004) found the house without a roof and highly deteriorated.



²⁵ Kalbian, Maral J. and J. Daniel Pezzoni, and Judy Reynolds. *Shenandoah County Historic Landmarks Survey Phase I Survey Report*. (Richmond: Virginia Department of Historic Resources, 1993), p. 118.

Hottle-Keller Farm

This 400-acre property has been farmed by the Hottle family since 1740. The farmstead includes a dwelling, meathouse, spring house, barn, poultry house, equipment shed, and kitchen, all contributing structures. The present main house was probably built in the second half of the 19th century. The log barn is much earlier and survived "the burning." The family believes that the dilapidated building and site to the south of the house is the early Hottle homestead dating from the 18th century.

Richard Farm

The Richard Farm dates from 1850 to 1870 and includes an outstanding complex of buildings: a dwelling, carriage house, equipment building, shop, poultry house, 2 sheds, barn, meathouse, and summer kitchen, all of which are considered contributing. The house is located on Tom's Brook at the base of Spiker's Hill in between what were the Confederate and Union lines during the battle. According to local lore, the shop building once housed a still, and moonshine was served from the gable-roofed shed.



Springdale Farm

Springdale Farm is another outstanding farm complex that contains 10 contributing historic structures. The vernacular frame house, now covered in aluminum siding, was built between 1850 and 1870. Other contributing structures include a bank barn, livestock shed, two other sheds, shop, poultry house, meathouse, wash house, and a large spring house. Confederate, then Union troops passed through the farm as the

Confederates retreated from Spiker's Hill along the Back Road.

Swartz Place

A fierce rear guard action took place on the grounds of the Swartz house as Rosser retreated from Custer's advance on the Back Road. Built in the 1830s, this 13-room L-shaped brick house is unique for its stepped gables, brick corbel cornice, and the large bricks used in the lintels. The two-story veranda and front porch are later additions.

Gochenour House

Rosser and Custer clashed again on the Back Road at Pughs Run as the race to Woodstock proceeded. Here they saw the large v-notch log house built by Mennonite Jacob Gochenour in about 1742. The property was granted to Jacob Gochenour by Lord Fairfax. The Gochenour family was still there in 1864 and may have watched the battle.

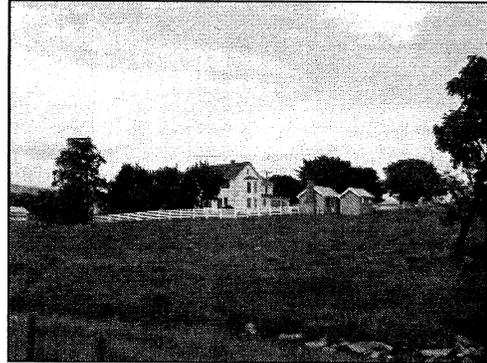
Other Resources on the Tom's Brook Battlefield:

Round Hill

A signal station was positioned on top of this prominent hill, where Sheridan reputedly watched the Battle of Tom's Brook unfold.

Lynn Acres Farm

Near the Union Headquarters, but west of the action on the Valley Pike, was this significant farm dating to the later 18th century. The log house has had a number of additions and aluminum siding applied. Contributing outbuildings include: garage, barn, granary, silo, wash house, brooder house, poultry house, corncrib, and outhouse.



Maple Shade Farm

The house at Maple Shade Farm was built in 1864, the year of the Battle of Tom's Brook. It is a log house with more modern frame additions and siding. Contributing outbuildings include a poultry house, kitchen, outhouse, livestock building, and bank barn. The farm is located west of Harrisville. Part of Kidd's brigade passed through the farm to assist Custer against Rosser.

Other resources not on the DHR list and requiring additional research include: Hottel-Keller cemetery, Thornton Farm, and St. Matthew's Church.

3.1.3 Archeological Resources

Known historic archeological resources, primarily known Civil War earthworks, were described under the section of this report on historic resources. Here, we address prehistoric archeological resources, which are quite prevalent on the Fisher's Hill battlefield along the Shenandoah River. These sites are remnants of Native American life in the Shenandoah Valley prior to the arrival and settlement of the area by white colonists. The most complete description of early Indian life in the Valley is found in *Lost Arrowheads & Broken Pottery: Traces of Indians in the Shenandoah Valley* by William M. Gardner (Manassas, Virginia: Thunderbird Museum, 1986). On page 21 of that book, a chronology of prehistoric time periods is presented, which is summarized in Table 3.4. Many sites were occupied over longer periods of time or occupied and reoccupied numerous times. Table 3.5 provides information on the prehistoric archeological sites that have been recorded by the DHR to date. All but one of the sites is on the Fisher's Hill Battlefield.

Table 3.4 Shenandoah Valley Chronology of Prehistoric Time Periods

Paleoindian – Early Archaic Period	9500/9000 B.C. - 6500 B.C.
Paleoindian Subperiod	9500/9000 B.C. – 8000 B.C.
Early Archaic Subperiod	8000 B.C. – 6500 B.C.
Archaic Period	6500 B.C. – 1000 B.C.
Middle Archaic Subperiod	6500 B.C. – 2500 B.C.
Late Archaic Subperiod	2500 B.C. – 1000 B.C.
Woodland Period	1000 B.C. – 1650 A.D.
Early Woodland Subperiod	1000 B.C. – 500 B.C.
Middle Woodland Subperiod	500 B.C. – 900 A.D.
Late Woodland Subperiod	900 A.D. – 1650 A.D.

Table 3.5 Prehistoric Archeological Sites on the Fisher's Hill and Tom's Brook Battlefields

DHR File No.	Period	Type of Site
Fisher's Hill Battlefield Sites		
Sh 59	Prehistoric	Floodplain camp site
Sh 67	Early Archaic thru Woodland	Floodplain camp site
Sh 68	Early Archaic thru Woodland	Floodplain camp site
Sh 69	Late Paleo / Early Archaic thru Late Archaic	Hilltop encampment
Sh 70	Early Archaic thru Woodland	Floodplain camp site
Sh 71	Early Archaic thru Woodland	Floodplain terrace camp
Sh 73	Early Archaic thru Woodland	Floodplain camp site
Sh 75	Early Archaic thru Woodland	Floodplain camp site
Sh 76	Early thru Late Archaic	Floodplain terrace camp
Sh 78	Early Archaic thru Woodland	Floodplain camp site
Sh79	Early / Late Archaic	Floodplain camp site
Sh 80	Early Archaic thru Woodland	Floodplain terrace camp
Sh 81	Early Archaic thru Late Woodland	Floodplain camp site
Sh 83	Early Archaic thru Late Woodland	Hillslope camp site
Sh 84	Late Archaic / Woodland	Floodplain camp site
Sh 85	Archaic / Woodland	Floodplain camp site
Sh 86	Late Paleo thru Woodland	Floodplain camp site
Sh 88	Early Archaic thru Woodland	Floodplain camp site
Sh 97	Woodland	Upland camp site
Sh 98	Late Archaic / Woodland	Upland camp site
Sh 99	Late Archaic / Woodland	Base camp associated With fish weir
Sh 100	Early - Middle Woodland	Stone burial mound
Tom's Brook Battlefield Sites		
Sh 60	Prehistoric	Hillslope camp site

3.2 Current Use of Land on the Battlefields

The Fisher's Hill and Tom's Brook battlefields have changed significantly since 1864, and yet retain some of the same rural qualities of the Civil War era. Both are areas in flux with new houses on lots cut from road frontages and new larger subdivisions constantly changing the landscape character as viewed from roads. There are still large interior parcels that remain in agricultural and forest use, and so there are still many opportunities for preserving the rural character of land on these battlefields.

Current Use of Land on Fisher's Hill Battlefield

Though the Fisher's Hill battlefield borders and includes portions of the Town of Strasburg, Shenandoah County's largest town, this battlefield retains more integrity than Tom's Brook battlefield, particularly in the portions west of interstate I-81. Large tracts of unsubdivided land in agricultural and forest use are found here, except for linear residential lotting in irregular patterns along the Back Road, Junction Road, and Battlefield Road. Between I-81 and Route 11, large lot subdivisions have occurred on Racey Lane off Battlefield Road and on Green Acre Road, Bluebell Lane, and Sunflower Lane. Copp Road also exhibits large lot subdivision around its intersection with Green Acre Road as well as frontage residential lots created here and there along the rest of its length. There is a large abandoned limestone quarry area along the ridge north of Battlefield Road between Copp Road and Route 11. This area is mostly vacant and wooded. An industrial operation, a wood pallet manufacturer, is located along the railroad tracks at Junction Road. Still, there are some large agricultural parcels between Copp Road and Route 11 that are actively farmed and are included in an agricultural and forestal district.

Route 11 on the Fisher's Hill battlefield from Mt. Olive Road, just north of Toms Brook, to Battlefield Road has exhibited spotty small-scale development for many years, including restaurants, convenience stores, auto repair shops, and small motels, in addition to residential frontage lots. However, as Route 11 descends Fisher's Hill to the Shenandoah River it returns to an undeveloped rural setting before entering the Town of Strasburg. The river floodplain on one side and the steep rock cliff on the other side keep this section of Route 11 from being developed. The battlefield includes mostly the historic sections of Strasburg. East of Route 11 and south of Strasburg, steep terrain and the Shenandoah River floodplain have limited development. There are large lot subdivisions on Cedar Lane off Route 11 and on Sandy Hook Road, Stickleby Loop, and Hidden Lane within the loop of the Shenandoah River south of Strasburg. The Town of Strasburg has acquired land along the north bank of the Shenandoah for a linear park extending from Strasburg High School to the existing town park on the east side of town.

Current Use of Land on Tom's Brook Battlefield

The Tom's Brook battlefield includes all of the Town of Toms Brook, the north portion of unincorporated Maurertown, and an interstate interchange area. Development pressures appear to have been higher in the Tom's Brook area than at Fisher's Hill. This is partially due to the public water and sewer service available along Route 11 from the Toms Brook – Maurertown Sanitary District. Small lot subdivision has occurred and continues to occur around Maurertown and to a lesser extent around the Town of Toms Brook. The Board of Supervisors recently (spring 2003) turned down a request for subdivision on the battlefield for a property adjacent to and south of Toms Brook. Development lines Route 11 from Maurertown through Toms Brook through most of the battlefield except for the wooded frontage of the Shenandoah County Park. Two large truck stops are located at the Toms Brook exit off I-81 at Mount Olive Road. Water and sewer service is available to the interchange area. An old quarry is located east of the Town of Toms Brook on Creek Road.

Houses dot the landscape along the Back Road frontage in the Tom's Brook battlefield, and large lot subdivisions are found along Brook Creek Road and in the Fairview area along Back Road. There is residential development as well around the village of Mt. Olive. A 1970s-era large-lot subdivision is located in the center of the core of the Back Road portion of the battlefield. Many of the lots here are vacant, though this may change when planned improvements to the private section of Swartz Road are made by VDOT.

Despite the existing development described above, the Tom's Brook battlefield remains largely agricultural. Large areas devoted to farming or in forest are found on interior parcels behind development on road frontages. The 350-acre Shenandoah County Farm, the former "poor farm," owned by the county, is a major agricultural property located east of Route 11. Most of this land is in the core of the Route 11 area of the battlefield.

3.3 Current Development Activity on the Battlefields

Both battlefields are currently experiencing development of scattered residential lots and small subdivisions throughout their boundaries, since both the A-1 and C-1 zoning districts that cover most of the battlefields allow residential development. The County Board of Supervisors in recognition of the relatively high level of residential development occurring in the rural areas of the county recently reduced development densities within these zones. Minimum lot sizes were increased from 1.38 acres (60,000 square feet) to 3.5 acres in the A-1 zone and from 2.87 acres (125,000 square feet) to 10 acres in the C-1 zone. Subdivisions are still permitted, and currently a large one is planned in the Fisher's Hill Battlefield study area. Waverly View subdivision will ultimately include 255 acres between Back Road and Junction Road. An application for the first section of the subdivision was submitted prior to the zoning ordinance changes. Affecting 73.4 acres, it is planned to provide 26 lots at an average lot size of 2.61 acres. The remaining sections of the subdivision will have to provide lots sizes of at least 3.5 acres, since the land is zoned A-1.

Another subdivision, Diamond Valley Estates, is proposed in the Maurertown area just outside the Tom's Brook battlefield boundary. The 40 -acre site is zoned R-2 and will contain 80 lots. This subdivision is to be served by public water and sewer service from the Toms Brook – Maurertown Sanitary District.

According to county and town officials, interest in subdivision around Toms Brook and Maurertown has increased recently. One proposed rezoning to allow subdivision on the eastern edge of the Town of Toms Brook was denied in 2003 by the Board of Supervisors for a number of reasons, including its potential impact on the Tom's Brook battlefield. Other subdivision proposals are likely to be submitted because of the currently availability of public water and sewer service in the area. Sewer service has been provided to the two truck stops at the Tom's Brook I-81 interchange area. This service is likely to spur commercial and industrial development in that area when the market is ready. Three of four quadrants of the interchange area are zoned M-1 or M-2 for industrial use.

Future development is also expected to occur in the Junction Road area west of Strasburg and east of I-81 since about 65 acres was recently annexed into the town, and town water and sewer service has already been extended to serve an existing large subdivision located just outside Fisher's Hill battlefield.

3.4 Zoning

The Shenandoah County Zoning Ordinance regulates development of land within the county by setting out a map of zoning districts and defining what uses are permitted within those areas. Development in the Town of Strasburg is governed by the town's Zoning Ordinance. Toms Brook has not adopted a zoning ordinance, so land use is not regulated within that town's small municipal jurisdiction.

Maps showing county zoning on Fisher's Hill and Tom's Brook battlefields are presented in Figures 3.5 and 3.6. Most of the land on the two battlefields is zoned Agriculture (A-1). Land at base of North Mountain to the west is zoned Conservation (C-1). Areas zoned residential, R-1, R-2, or R-3, are found in small pockets around Tom's Brook and Maurertown. Small areas of land zoned for business, B-1 and B-2, are located along Route 11. Industrial zoning, M-1 and M-2, is found around the Tom's Brook interstate interchange, at the quarry east of Tom's Brook, and along the railroad tracks south of Strasburg, including the former quarry area and the existing pallet manufacturer described under the existing land use section of this report.

Figure 3.5

Zoning

Map Key:

- High-Density Residential
- Medium-Density Residential
- Low-Density Residential
- Limited Industrial
- General Industrial
- Conservation
- General Business
- Local Business
- Agriculture

Fishers Hill Battlefield Preservation Plan

Shenandoah County, Virginia
County of Shenandoah

Shenandoah Valley
Battlefields Foundation

symptica
Community & Heritage Planners

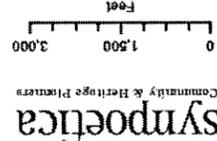
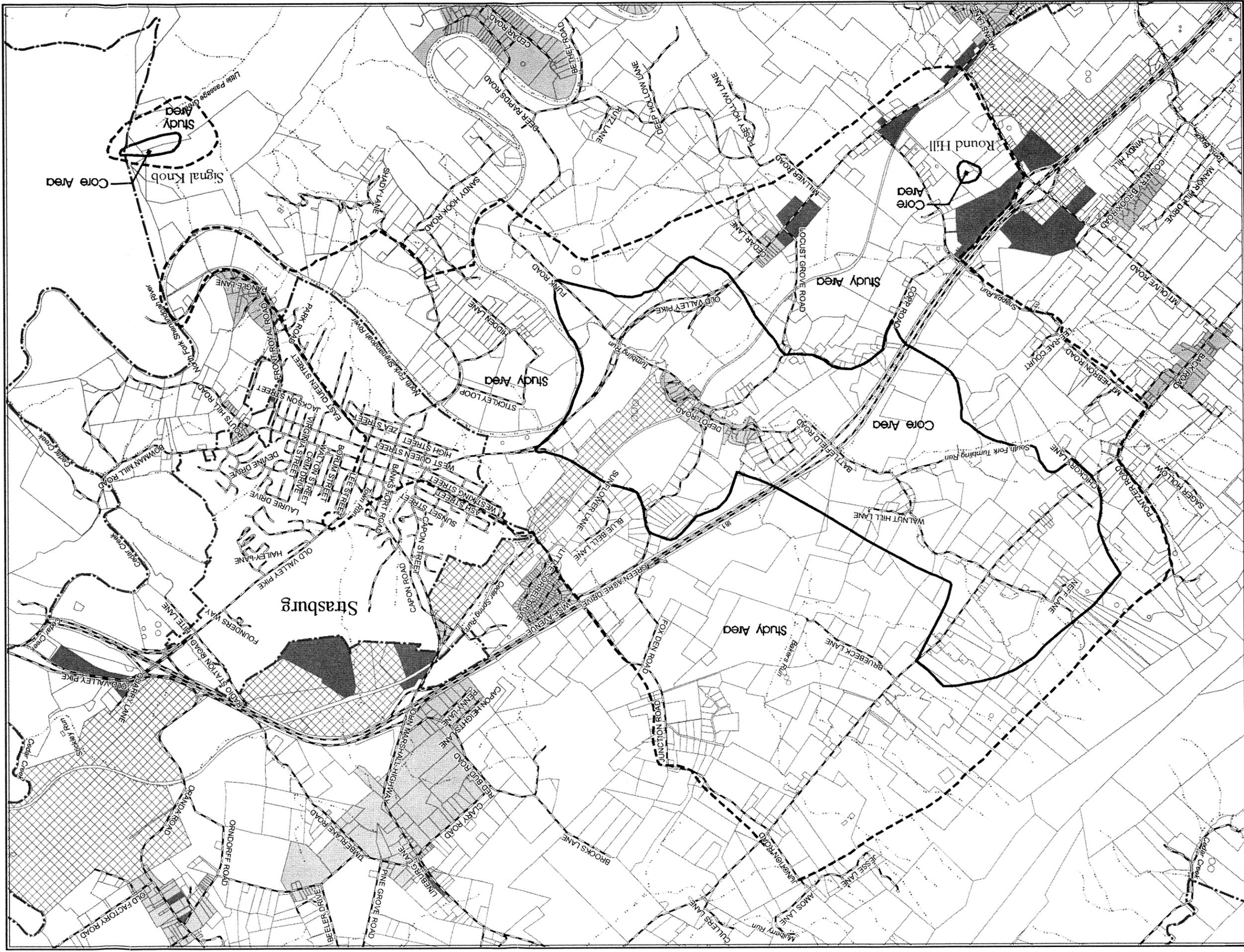
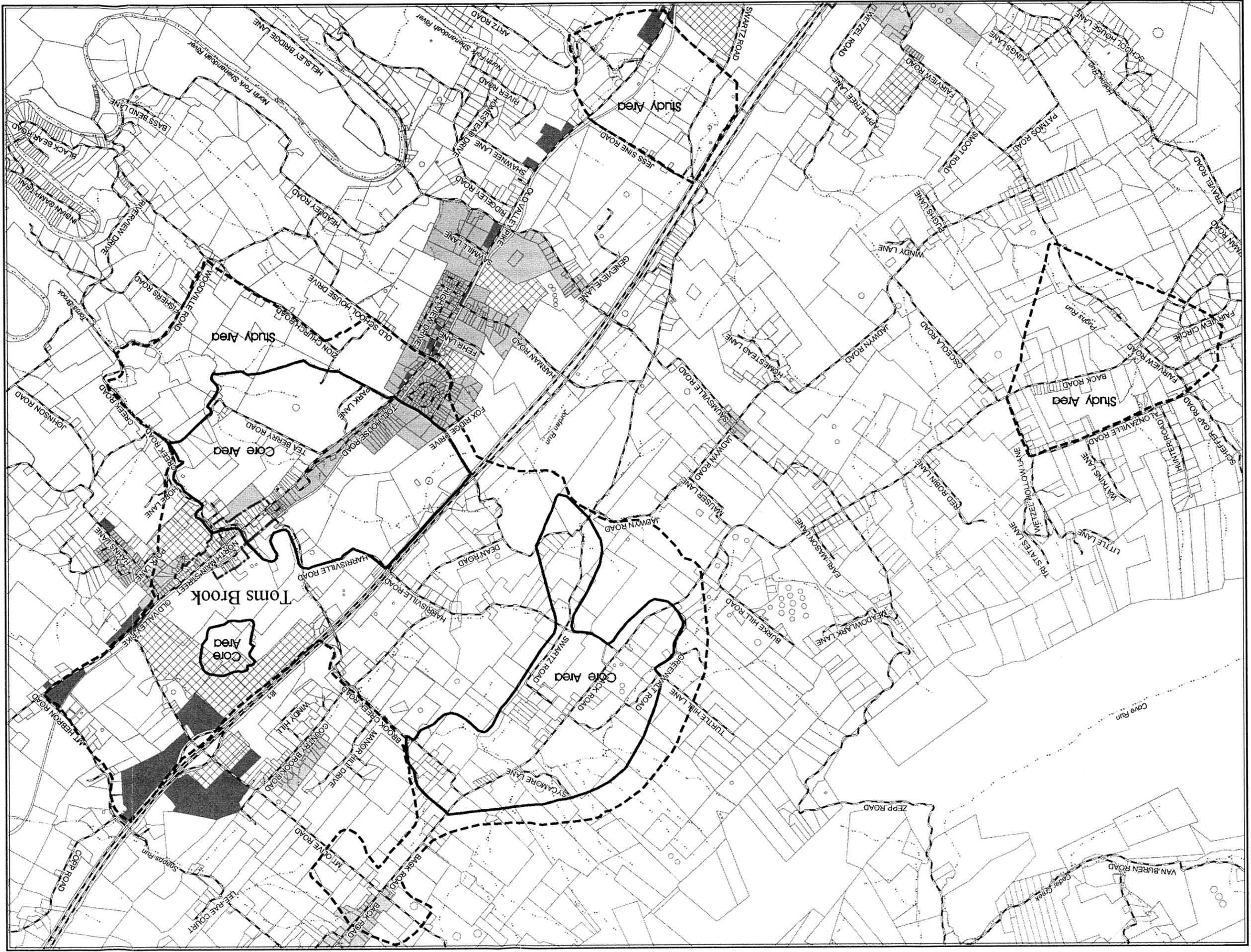




Figure 3.6
Zoning

Map Key:

High-Density Residential	
Medium-Density Residential	
Low-Density Residential	
Limited Industrial	
General Industrial	
Conservation	
General Business	
Local Business	
Agriculture	

Toms Brook Battlefield
Preservation Plan
Shenandoah County, Virginia
County of Shenandoah
Shenandoah Valley
Battlefields Foundation
Community & Heritage Planners
symptica
0 1,500 3,000 Feet
GIS
Shenandoah County



Following is a brief description of the important features of these county zoning districts. This is not a comprehensive description of all the regulations. The reader is referred to the zoning ordinance for a more complete understanding of the requirements.

Conservation (C-1)

Purpose: to address areas occupied by open uses – forests, recreation areas, farms, lakes, streams

Permitted uses: farming, forestry, conservation preserves, single-family dwellings, manufactured houses, kennels, churches, parks, public uses, roadside markets, country stores, sawmills, small retail greenhouses, storage buildings

Special permit uses: home businesses, public utility stations/plants, public garages, farm equipment sales, lodges, hunting clubs, camps, golf/country clubs, private commercial/membership recreation uses, wineries, nursing homes, adult care centers, airports, flea markets, mobile home parks, large retail greenhouses, communications towers, open space (cluster) developments, museums, bed and breakfast establishments

Minimum lot size: 10 acres

Subdivision: permitted, as long as an on-site sewage disposal site meeting Health Department standards is available for each lot

Agriculture (A-1)

Purpose: to preserve agricultural and low-intensity use areas

Permitted uses: farming, forestry, conservation preserves, single-family dwellings, manufactured houses, kennels, churches, parks, public uses, roadside markets, country stores, sawmills, small retail greenhouses, veterinary hospitals, cat shelters, storage buildings

Special permit uses: lodges, hunting clubs, camps, golf/country clubs, home businesses, public garages, farm equipment sales, public utility stations/plants, airports, private commercial/membership recreation uses, slaughterhouse, rendering plant, blacksmith shop, wineries, bulk petroleum products storage/distribution, nursing homes, adult-care centers, asphalt mixing plants, flea markets, mobile home park, large retail greenhouse, deli sandwich manufacturing, off-street parking, small personal service establishments, communications towers, open space (cluster) developments, farm worker dorms, museums, bed and breakfast establishments, childcare centers

Minimum lot size: 3.5 acres

Subdivision: permitted, as long as an on-site sewage disposal site meeting Health Department standards is available for each lot

Low-Density Residential (R-1)

Purpose: to encourage low-density development in clusters

Permitted uses: single family dwellings, mobile homes, schools, parks, public uses, churches

Special permit uses: home businesses, public utility stations/plants, country store, offices, flea market, communications towers, nursing homes, adult-care centers, open space (cluster) developments, bed and breakfast establishments, child care centers

Minimum lot size: 30,000 square feet

Subdivision: permitted, with public water and sewer service. The ordinance provides exemptions to public water/sewer requirements for areas zoned R-1 prior to 5/1/03.

Medium Density Residential (R-2)

Purpose: to provide areas for moderate density residential uses

Permitted uses: single family dwellings, mobile homes, schools, parks, public uses, churches

Special permit uses: two-family dwelling, home businesses, public utility stations/plants, hospitals, clinics, offices, flea market, communications towers, nursing homes, adult-care centers, open space (cluster) developments, bed and breakfast establishments, child care centers,

Minimum lot size: 20,000 square feet for single family dwellings, 30,000 square feet for two-family dwellings

Subdivision: permitted, with public water and sewer service. The ordinance provides exemptions to public water/sewer requirements for areas zoned R-2 prior to 5/1/03.

High-Density Residential (R-3)

Purpose: to provide areas for the highest residential density in the county

Permitted uses: single family dwelling, two-family dwelling, rooming house, tourist home, schools, parks, public uses, churches

Special permit uses: townhouses, multifamily dwellings, home businesses, public utility stations / plants, mobile home parks, hospitals, clinics, nursing homes, adult-care centers, offices, flea market, country club, communications towers, open space (cluster) developments, child care centers

Minimum lot size: 20,000 square feet for single family and two-family dwellings

Subdivision: permitted, with public water and sewer service. The ordinance provides exemptions to public water/sewer requirements for areas zoned R-3 prior to 5/1/03.

Residential Subdivisions in the C-1, A-1, R-1, R-2 and R-3 Zoning Districts

The reader should note that for residential subdivisions in each of these zoning districts private roads cannot serve more than two lots. The requirement of public road frontage for multi-lot subdivisions is a major limitation for the creation of subdivision lots due to the cost of building public roads. It is the reason why many landowners subdivide lots fronting on existing public roads first before attempting the creation of lots in the interior of the property.

Local Business (B-1)

Purpose: to provide areas for concentration of a limited range of commercial uses to serve the daily convenience shopping and services needs of nearby residential areas

Permitted uses: variety of retail, restaurant, service, lodging, public and utility uses, clinics, museums, childcare centers

Special permit uses: woodwork and craft shops, offices, public garages, communications towers

Minimum lot size: 10,000 square feet

General Business (B-2)

Purpose: to provide areas for general business uses to which the public requires direct and frequent access

Permitted uses: variety of retail, restaurant, entertainment, service, lodging, public and utility uses, hospitals, clinics, nursing homes, adult-care centers, childcare centers, museums, tool and die shops

Special permit uses: wholesale and warehouse uses, private commercial/ membership recreation uses, shopping centers, public garages, motor vehicle impoundment lots, communications towers, self-service storage facilities, woodwork and craft shops

Minimum lot size: 20,000 square feet

General Industrial (M-1)

Purpose: to encourage general industrial uses

Permitted uses: variety of manufacturing uses, building supply and sales, research and development uses, self-storage facilities, public uses, all M-2 permitted uses

Special permit uses: heavier industrial uses, such as petroleum storage, utility generating plants, quarries, foundries, etc.

Minimum lot size: 45,000 square feet

Limited Industrial (M-2)

Purpose: to encourage light industrial uses

Permitted uses: offices, variety of light manufacturing uses, self-storage facilities, public uses, schools, veterinary hospitals

Special permit uses: communications towers

Minimum lot size: 30,000 square feet

Open Space (Cluster) Developments in Shenandoah County's Residential Zones

Until recently, all of Shenandoah County's residential zoning districts permitted open space development, also known as cluster subdivision, as a special use as long as public water and sewer service was available. In an open space development, lot sizes are permitted to be smaller than under conventional development, but in return for the smaller lot sizes, the developer must set aside a significant amount of land in permanent open space. This open space can be used as community green space or can be used for

agriculture or forestry, if subject to a perpetual easement. When land on a battlefield is developed in residential use, an open space development can be more compatible with battlefield preservation because at least some of the land is not developed.

On July 1, 2004, Virginia law changed such that localities could no longer require special use permits for open space or cluster development. They had to be permitted by right or not permitted at all. So in August 2004, the county removed the cluster development option from its zoning ordinance. The county is expected to consider adding cluster development back into its residential zones as a permitted use in the future.

Strasburg's Zoning

Most of the land within the Town of Strasburg and on the Fisher's Hill battlefield is either developed or restricted from development because it is located within the floodplain of the Shenandoah River. Therefore, the provisions of the Strasburg Zoning Ordinance are not as relevant as those of the county ordinance. It is important to note that the town's floodplain regulations do allow certain recreational uses in the floodplain. An recreational vehicle campground has been approved for the floodplain of the Shenandoah River behind Spengler Mill (now the Old Mill Restaurant).

3.5 Current Preservation Status of Battlefield Lands

Landowners on the two battlefields have played a significant role in preserving the land over the years. However, the status of most of the land on the battlefields is changing. Owners may develop their land in conformance with the county zoning and subdivision ordinances. Permanent preservation has been achieved only on those lands that have been acquired by preservation organizations.

Several preservation organizations have been actively purchasing land and easements at the Fisher's Hill and Tom's Brook battlefields over the years, including the Civil War Preservation Trust, Shenandoah County, and most recently the Shenandoah Valley Battlefields Foundation. They have already been using some of the preservation tools described in Chapter 4. These permanently preserved lands are listed in Table 3.6.

Battlefield	Parcel Size (acres)	Owner	Preservation Tool
Fisher's Hill			
	194	Shenandoah County	Fee Simple
	22	SVBF	Fee Simple
Subtotal	216		
Tom's Brook			
	8	Civil War Preservation Trust	Fee Simple
	41	Civil War Preservation Trust	Easement
	19	Shenandoah County	Fee Simple
Subtotal	68		
Total	284		

A number of landowners in the Fisher's Hill and Tom's Brook battlefields area participate in agricultural and forestal districts as permitted by the Virginia Agricultural and Forestal Districts Act.²⁶ Such districts have the potential to provide temporary preservation of agricultural lands. For land to be placed in an "ag district", landowners must apply to the county to have a district created. The county must review the application and then approve or disapprove it as appropriate. Districts are established by county ordinance, which sets out a time period during which the district is effective - anywhere from four to ten years. The ordinance also sets conditions related to development. The effect of a district is that landowners give up some of their development rights for the period of the district in return for assurance of continued availability of use value taxation for eligible parcels and for protection from zoning and other governmental actions that would threaten farming or forestry. Further information about agricultural and forestal districts as a preservation tool is provided in Chapter 4.

The following agricultural and forestal districts include lands on the Fisher's Hill or Tom's Brook battlefields, as well as lands surrounding the battlefields.

Name of District	Total A & F Acreage	Expiration Date
Fisher's Hill – Sandy Hook	2,379	2008
Tumbling Run	495	2005
Tom's Brook	1,051	2008
Woodstock West	5,721	2005
Total	9,646	

²⁶ Code of Virginia Section 15.2-4300 to 15.2-4314

Approximately 1,987 acres (21 percent) of the Fisher's Hill battlefield (total acres: 9,644) are included in an agricultural and forestal district. About 1,859 acres (28 percent) of the Tom's Brook battlefield (total acres: 6,644) are in agricultural and forestal districts.

3.6 Cedar Creek and Belle Grove National Historical Park

On 19 December 2002, Congress approved the Cedar Creek and Belle Grove National Historical Park Act (Public Law 107-373) establishing a national park located just north of the Fisher's Hill battlefield. This action was recommended by the Shenandoah Valley National Historic District Commission in their 2000 Management Plan. The park will be the centerpiece for the battlefield cluster that includes Fisher's Hill, Tom's Brook, and Cedar Creek battlefields.

This park will differ from most national parks in that it will preserve and interpret this historic landscape not as a purely federal effort. It is a partnership between:

- National Park Service (NPS)
- Shenandoah County
- Frederick County
- Warren County
- Strasburg
- Middletown
- National Trust for Historic Preservation
- Belle Grove, Inc.
- Cedar Creek Battlefield Foundation
- Shenandoah Valley Battlefields Foundation

The act authorizes the Secretary of the Interior to purchase land and easements in and around the designated park area from willing sellers only. There will be no eminent domain used. Private landowners and preservation organizations will continue to own and manage their land within the park boundaries if they choose to do so. The Cedar Creek Battlefield Foundation, one of the active preservation organizations, may continue to own the land it has purchased to preserve the Cedar Creek Battlefield and to hold reenactments, an activity not normally allowed in national parks. The National Trust for Historic Preservation and Belle Grove, Inc., may continue to own and operate Belle Grove Plantation. Other landowners specifically mentioned in the act include Shenandoah County, which owns the Keister park site on Cedar Creek, and the Shenandoah Valley Battlefields Foundation, which owns a portion of the George Bowman Homestead.

As a park in its infancy, the Cedar Creek and Belle Grove National Historical Park has been only minimally staffed by the NPS. In the fall of 2003, the park's first superintendent arrived to oversee planning and management for the park. The NPS will not open a visitor center of its own initially, instead depending on the Cedar Creek Battlefield Foundation's visitor center and that of Belle Grove to handle visitors.

Figure 3.7

Preserved Land

Map Key:

Fee Simple Ownership

Conservation Easement

County Preservation Resolution

Agricultural & Forestal Districts

Fishers Hill Battlefield Preservation Plan

Shenandoah County, Virginia

County of Shenandoah

Shenandoah Valley Battlefields Foundation

symptotica
Community & Heritage Planners



0 1,500 3,000 Feet

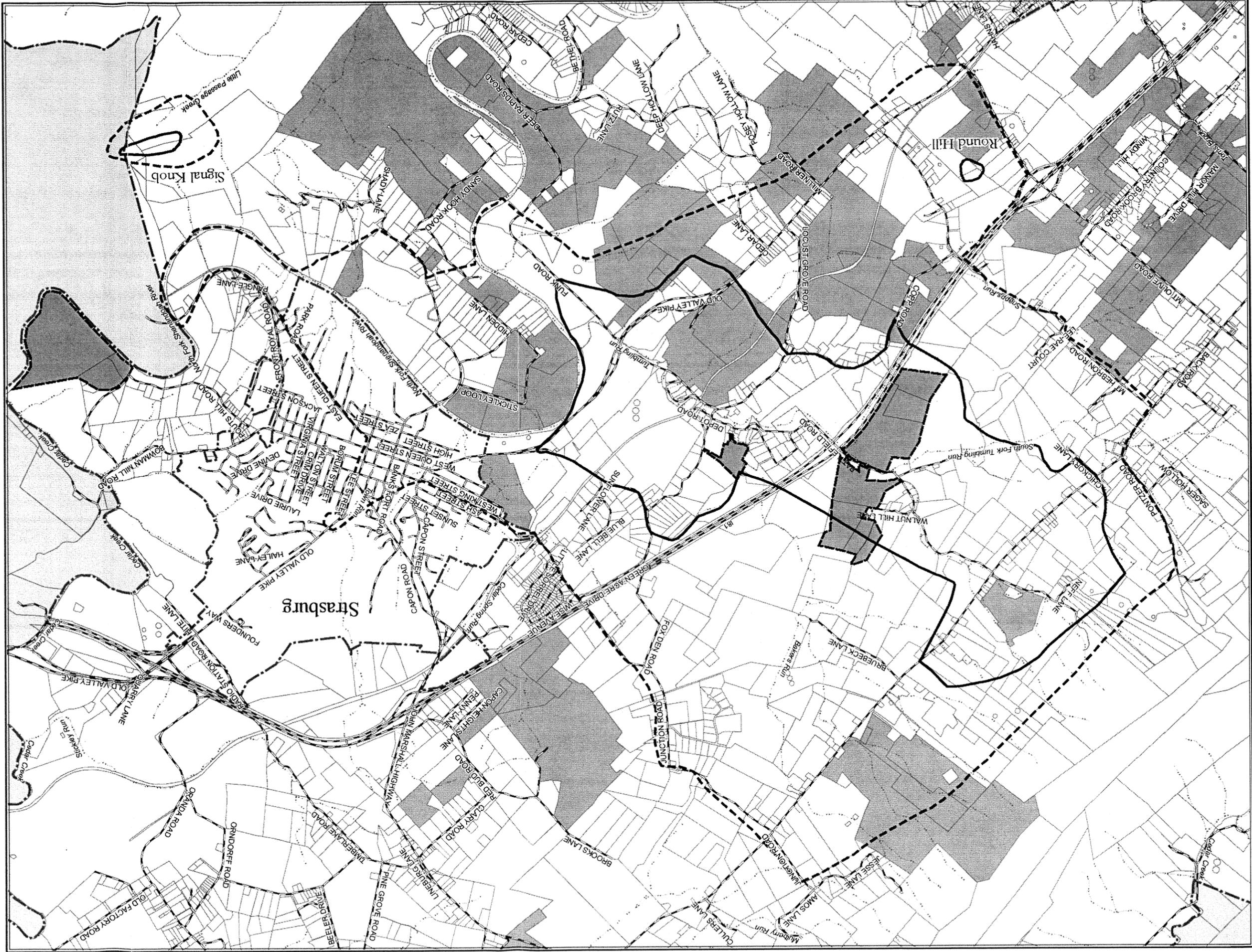


Figure 3.8

Preserved Land

Map Key:

Fee Simple Ownership

Conservation Easement

County Preservation Resolution

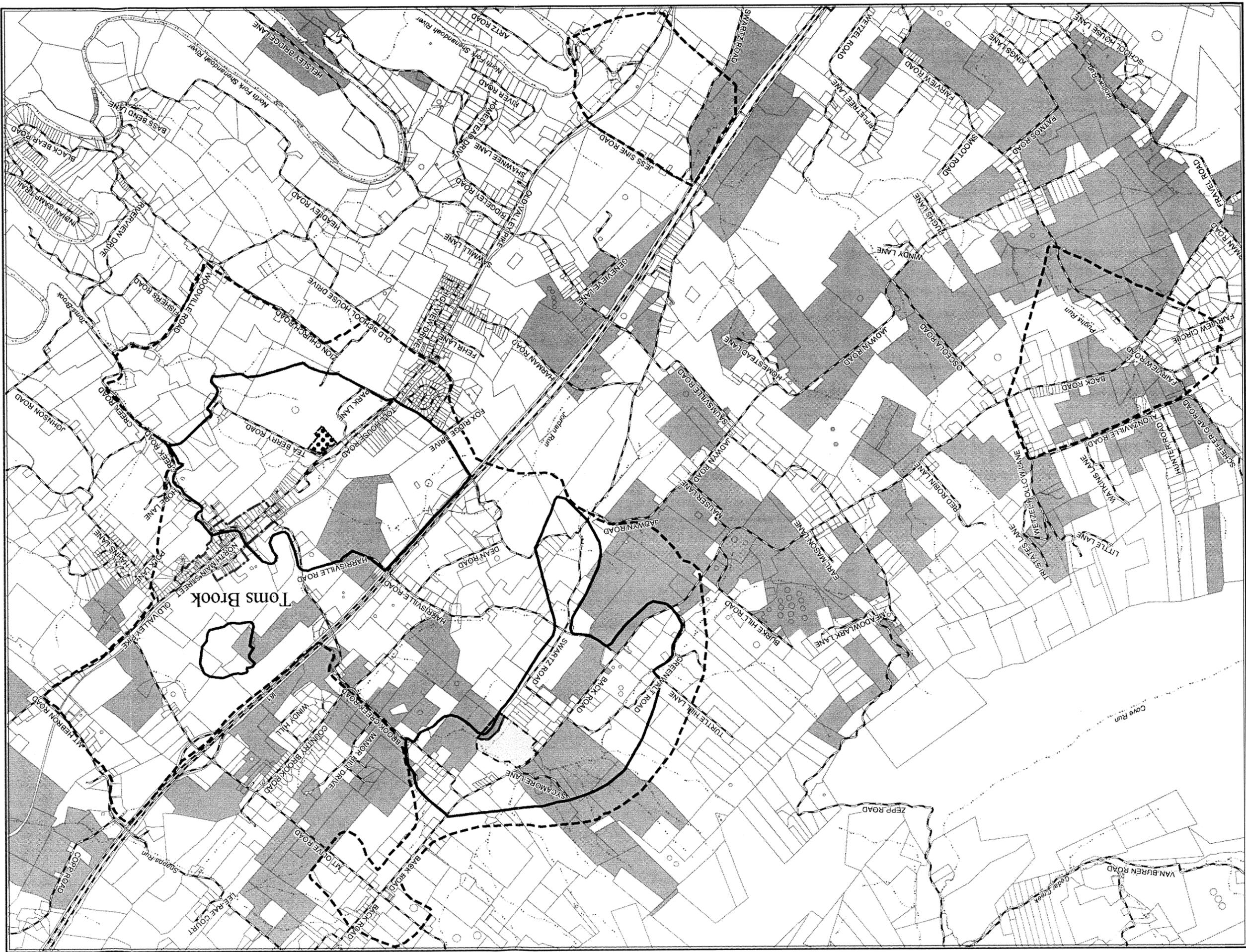
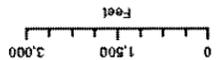
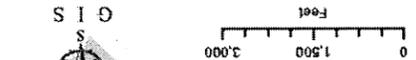
Agricultural & Forestal Districts

Toms Brook Battlefield Preservation Plan

Shenandoah County, Virginia
County of Shenandoah

Shenandoah Valley
Battlefields Foundation

sympoetica
Community & Heritage Planners



The law setting up the park calls for the Secretary of the Interior to develop a park management plan as is required for all national parks. The management plan “shall contain provisions to address the needs of owners of non-federal land” and must be developed in consultation with a specially established commission, the Cedar Creek and Belle Grove National Historical Park Advisory Commission. The advisory commission is to be composed of representatives from the Commonwealth of Virginia, the local government partners, private landowners in the park, a citizen interest group, and the non-profit organizations listed above. The Secretary of the Interior has received recommendations from local governments, agencies and organizations for advisory commission members, and appointed the commissioners in 2004.

The establishment of the national park is relevant to the preservation plan for Fisher's Hill and Tom's Brook battlefields for several reasons. First, it is a sister battlefield in Fisher's Hill – Tom's Brook – Cedar Creek “cluster” of battlefields designated by the *Shenandoah Valley Battlefields National Historic District Management Plan* to receive its own special interpretive and visitors services focus with the historic district. Given that many visitors will likely be drawn to the national park, major interpretive and visitor orientation activities for the cluster will be focused at the park or adjacent to it, perhaps in Strasburg or Middletown.

Second, the preservation and management approach of the national park is instructive for the Fisher's Hill and Tom's Brook battlefields in that it involves partnerships. For Fisher's Hill and Tom's Brook, the NPS will be a different type of player. Instead of acting as the lead agency, it will instead support SVBF by providing funds for land purchase and by providing technical assistance. SVBF will be the leader in preservation and management, partnering with Shenandoah County, the towns of Toms Brook and Strasburg, the Virginia Outdoors Foundation, the Valley Conservation Council, the Civil War Preservation Trust, the Potomac Appalachian Trail Club, and local landowners. This preservation plan functions similarly to the national park's management plan in providing guidance on preservation and management activities.

Third, the Fisher's Hill and Tom's Brook Battlefields Steering Committee is like the national park's advisory commission, in that it is assisting SVBF in developing this preservation plan. After the preservation plan is adopted, a continuing entity to guide SVBF in implementing the plan is recommended in the form of an advisory committee, which will advise SVBF in the same way as the park's advisory commission will advise the NPS.

3.7 Existing Transportation

Visitors from outside the area will arrive via I-81 and likely exit at Route 11 in Strasburg, at Route 55 in Strasburg, or at Route 651 north of Tom's Brook. The major road that provides local access to the Fisher's Hill and Tom's Brook battlefields is Route 11, the Old Valley Pike. Route 11 is easy to reach from these three interstate exits. It has been designated a Virginia Byway throughout the two battlefields and attracts tourists in its own right. The Back Road (Route 623), also a Virginia Byway, provides another north-south route through these two battlefields. A number of east-west roads connect Route

11 and Route 623 and would provide visitors many options for circling through the battlefields in looping interpretive driving tours. Route 653, which extends from the Town of Tom's Brook to the Back Road, has a limitation for usage by buses due to an unsuitable railroad crossing.

Many of the rural roads of the battlefields are used by bicyclists, though there are no established and signed bike routes through the battlefields area. A major hiking trail has been established through the core areas of the Tom's Brook Battlefield by the Potomac Appalachian Trail Club (PATC). An offshoot of the Appalachian Trail, the Tuscarora Trail crosses the valley from Massanutten Mountain to North Mountain. Portions of the trail are located in the George Washington National Forest. Other portions cross private farmlands. However, most of the trail in the section crossing through the Tom's Brook Battlefield follows rural roadways. This trail is signed and maintained by volunteer trail overseers of PATC. It traverses the primary core areas of the battlefield and is a resource unique to Tom's Brook. No other battlefield in the Shenandoah Valley has such a trail.

3.8 Transportation Improvement Plans

New roads and road improvements can adversely impact the historic integrity of a battlefield, so it is important to know about the improvements that are planned. For these two battlefields, the operative transportation plans are the Virginia Department of Transportation's (VDOT's) I-81 Widening Plan, the Shenandoah County Six-Year Secondary System Improvement Plan, and the Rural Additions Program.

VDOT has discussed widening of I-81 for many years and in 2003 solicited proposals from the private sector to help in building the improvements. VDOT has announced that it expects to sign a contract with one of the proposers, STAR Solutions. However, the actual construction will be delayed while an environmental impact statement is prepared. Until this document is completed, several years from now, it is difficult to determine the impact of I-81 widening on the battlefields. The proposal being considered appears to involve significant impacts.

The Shenandoah County Board of Supervisors adopted its current Six-Year Road Improvement Plan on 12 November 2003. It includes several road improvements on the battlefields. A project with significant impact is the paving of Copp Road, Route 757, in the heart of Fisher's Hill Battlefield. This project was completed in early 2004. The widening, realignment, and paving, with attendant clearing and grading, has changed this road from a minor gravel road to a more suburban style paved road.

Another road improvement is the spot widening and regrading of Swartz Road (Route 652) from Harrisville Road (Route 655) to Jadwyn Road (Route 642) in the core of the Tom's Brook Battlefield. Tree removal, grading, and graveling along the road was completed in early 2004. This road was not paved and thus retains some of its rural character.

Other road improvements on the battlefields are listed as future unprioritized / unfunded projects. In other words, it will be six or more years before they are built. These include

the reconstruction and paving of Alonzaville Road (Route 604) and the paving of Sand Ridge Road (Route 636) and Teaberry Road (Route 650), all on the Tom's Brook Battlefield. Sand Ridge Road is in the core of the battlefield.

Finally, the Rural Additions Program includes a project to bring an extension of Swartz Road into the VDOT system. This private road is currently a rutted gravel road serving four dwellings. It is planned for reconstruction and paving and is located in the Back Road core area of Tom's Brook Battlefield. At the moment, this project is stalled due to right-of-way and environmental problems. A date for construction has not been set. This new road would provide better access to land owned by the Civil War Preservation Trust, but would also in its construction damage the integrity of the battlefield.

3.9 The Agricultural Economy

It is important to understand the viability of Shenandoah County's agricultural sector because farmers will play a key role in the preservation of Fisher's Hill and Tom's Brook battlefields.

Shenandoah County has long been one of the major agricultural counties in Virginia. As shown in Table 3.8, it ranked fifth in gross sales of all counties as tallied in the most recent *U.S. Census of Agriculture*.

			2002	2002
1997	2002		Gross	Percent of
Rank	Rank	County	Sales	Virginia Total
1	1	Rockingham	\$446,663,000	18.9 %
2	2	Augusta	\$143,914,000	6.1 %
4	3	Accomack	\$109,133,000	4.6 %
3	4	Page	\$108,720,000	4.6 %
5	5	Shenandoah	\$69,658,000	3.0 %
		Virginia	\$2,360,911,000	100 %

Source: US Department of Commerce *US Census of Agriculture*.

Table 3.9 provides selected agricultural statistics from the *Census of Agriculture* for the county from 1997 to 2002. These figures show a county agricultural industry that is gradually declining in vitality. During this five year period, there has been a 2.3 % decrease in the number of farms and a 1.3 % decrease in the number of acres in farms. Total sales from farms decreased by a significant 5.7 %. These decreases in farm acreage and profitability are accompanied by an increase in the average age of farmers.

The figures show that agriculture in Shenandoah County is neither thriving nor in deep decline. Ask any farmer in the county and he or she will tell you that it is difficult to make money farming. Only about half of the county's farmers report farming as their principal occupation. Part-time jobs and supplemental income from family members are essential for many farm households.

In addition to the low profitability, another stress on farming is the pressure of residential development in rural areas. The 2002 *Census of Agriculture* shows a decrease of 1,771 acres in the amount of farmland for Shenandoah County (from 134,803 acres to 133,032 acres). One reason for this decrease is a recent surge in new house construction in the county's rural areas. From July 2000 to June 2001, single family dwelling building permits in the county totaled 266. Such permits increased to 323 in 2001-2002 and to 371 in 2002-2003. According to Geary Showman, Shenandoah County Building Code Official, most of these houses were built in the county's rural area on land zoned A-1 Agriculture or C-1 Conservation.²⁷ As discussed in the section of this report on zoning, the county board of supervisors recently increased the minimum required lot size in the A-1 Agricultural and C-1 Conservation zones in an effort to reduce the residential pressures on farming.

According to Bobby Clark, Extension Agent for Shenandoah County, farming is changing.²⁸ These changes are readily apparent on the Fisher's Hill and Tom's Brook battlefields even more than in other areas of the county, particularly the rich cropland areas of the southern half of the county. Traditionally, due to the rolling topography of these two battlefield areas, cattle, sheep, and hay have been the principal agricultural products. There are a few poultry houses on the Tom's Brook battlefield, but generally this area is located too far from the George's Chicken processing plant west of Woodstock to be favorable for poultry. Cattle, sheep, and hay continue to be major products, but alternative agriculture is beginning to make an appearance in the area. This includes vineyards, berries, goats for meat, and cut flowers. More horses are also being raised. Mr. Clark is hearing from an increasing number of early retirees who wish to buy small farms for hands-on alternative agriculture.

²⁷ Geary Showman, Shenandoah County Building Inspections. 2003. Personal communication with the authors. Cited hereafter as Showman.

²⁸ Bobby Clark, Virginia Cooperative Extension Agent, Shenandoah County. 2003. Personal communication with the authors. Cited hereinafter as Clark.

Table 3.9 Selected Agricultural Statistics for Shenandoah County, 1997 - 2002

Characteristic	1997	2002	% Change 1997-2002
Number of farms	1,012	989	-2.3 %
Total acres in farms	134,803	133,032	-1.3 %
Acres in Cropland	76,963	70,324	-8.6 %
Acres in harvested cropland	42,670	46,177	+8.2 %
Farms with sales over \$100,000	109	98	-10.1 %
% of all farms	10.8 %	9.9%	
Farms with sales under \$10,000	653	646	-1.1 %
% of all farms	64.5 %	65.3 %	
Total sales	\$73,851,000	\$69,658,000	-5.7 %
Total expenditures	\$70,514,000	\$58,901,000	-16.5 %
Net cash return	N/A	\$22,237,000	--
Avg. net cash return / farm	N/A	\$22,553	--
Avg. size of farm in acres	133	135	+1.5 %
Avg. age of operator	56.1	57.5	+2.5 %
Operators whose principal occupation is farming	411	549	+33.6 %
% of all operators	40.6 %	55.5 %	

Source: US Department of Commerce *US Census of Agriculture*.

Young farmers are also found in the area. If they have not inherited a farm, they can still establish themselves in farming, but in a different way from their older counterparts. A young farmer can get started on a relative small acreage, say 15 to 20 acres, with room for his home, shop, and barn. He then leases most of his farm acreage. Leasing of farmland in the battlefields area is very active. There are many landowners who wish to keep their acreage, but do not wish to farm it themselves. There are many farmers eager to lease the land. This synergy keeps the area in farming. Lease rates are relatively low, according to the Virginia Cooperative Extension 2003 Land Rental Guide for the Shenandoah Valley. They average \$17.55 per acre for pastureland and \$28.69 per acre for good cropland in Shenandoah County. According to Clark, the principal difficulty for farmers is finding large enough tracts to lease to make their efforts worthwhile.

In summary, Clark thinks that agriculture is still viable on the two battlefields. Alternative ways to farm traditional products and alternative types of agriculture are keeping farming alive. A key stress factor is scattered residential development, which makes farming more difficult and reduces the acreage available for farming.

3.10 Tourism

According to Susie Hill, Director of the Shenandoah County Tourism Office, Shenandoah County is very active in promoting heritage tourism focusing on the Civil War era. Through participation in tourism promotion partnerships, advertising in travel publications, publication of brochures, a toll-free number for tourist information, and signage, the Shenandoah County Tourism Office has been able to attract a significant number of visitors to the county, many interested in the Civil War.

The county, working with its Shenandoah County Travel Council of attractions and traveler service providers, collaborates with the Shenandoah Valley Travel Association (SVTA) and the Northern Shenandoah Valley Destination Marketing Organization Council (NSVDMOC) in marketing Civil War sites. The SVTA provides a visitors' center at New Market, publishes an annual booklet on Valley attractions, and organizes displays at consumer travel shows. The NSVDMOC has pooled multiple funding sources to purchase advertising space in the SVTA booklet, in the AAA Mid-Atlantic Guide, and special inserts in feeder market newspapers, e.g., Washington, DC, and Philadelphia. The county's Civil War sites are highlighted in these visitor outreach programs and ads.

The county offers a web site, shenandoahtravel.org, and advertises in the SVTA booklet, the annual Virginia Travel Guide, and the Guide to Virginia's Civil War Battlefields and Sites. The latter is a newspaper published three times a year and offers a web site, civilwartraveler.com. It is through this web site that the county tourism office receives most of its contacts from travelers interested in the Civil War. To each request for information, the county sends out its general tourist brochure as well as an informational brochure on the Civil War campaigns of Virginia's Shenandoah Valley and the brochures of the Virginia Civil War Trails program.

As one of the first Shenandoah Valley jurisdictions to participate in the Virginia Civil War Trails (VCWT) program, Shenandoah County led the valley in setting up the Shenandoah Valley "Avenue of Invasion" driving tour. The county now hosts thirteen Civil War Trails interpretive sites on the driving tour, all located on or close to Route 11, the Old Valley Pike, a recently designated Virginia Byway. These sites are located at New Market battlefield, Rude's Hill, Edinburg Mill, Woodstock, Tom's Brook battlefield, Fisher's Hill battlefield, Stonewall Jackson Museum at Hupp's Hill, and Cedar Creek. The driving tour features wayfinder signs along the travel route that lead visitors to the interpretive sites, where informative and well-researched table top interpretive signs are offered. The VCWT interpretive site for the Tom's Brook battlefield is located in the Shenandoah County Park, just off Route 11 and south of the Town of Toms Brook. There are three VCWT interpretive sites at Fisher's Hill battlefield. One is located at a pull-off on the west side of Route 11 near its intersection with Battlefield Road. It describes the history of the Valley Pike and its former alignment at Fisher's Hill. The second is located on Battlefield Road about one half mile from Route 11. It interprets the former veterans' picnic grounds. The last sign is located on Battlefield Road, about 1.5 miles from Route 11, at Shenandoah County's Fisher's Hill battlefield site. It interprets the battle. At the two sites owned by Shenandoah County, visitors can get out of their cars and walk portions of the battlefields. However,

neither site covers or interprets all of the important aspects of these two battles. The VCWT brochure for the Valley driving tour and the table top signs provide only very general information. While the Civil War Preservation Trust owns land in the Back Road portion of the Tom's Brook Battlefield, there is no VCWT sign there and the public is not encouraged to visit, since access and parking are currently inadequate.

The county's premier Civil War sites are found at the New Market battlefield and the Stonewall Jackson Museum at Hupp's Hill in Strasburg. At both locations, museums and interpretive programs are offered that provide the visitor in-depth information about the historic events there. The New Market battlefield is owned and managed by the Virginia Military Institute, a state university, and hosts battle reenactments on the anniversary of the battle, May 15. This event attracts thousands of visitors.

The Shenandoah Valley Battlefields National Historic District Management Plan places the Fisher's Hill and Tom's Brook battlefields with the Cedar Creek battlefield in a "cluster," a grouping of sites that will have its own special interpretive and visitors services focus within the historic district. The plan recommends that a visitor orientation center be located in each cluster. Since the Cedar Creek battlefield has been designated a National Historical Park, it is most likely that the visitor orientation center will be located within or close to the Cedar Creek battlefield rather than at Fisher's Hill and Tom's Brook. Yet, this visitor center will provide visitor orientation and detailed interpretive information for Fisher's Hill or Tom's Brook.

The Virginia Tourism Corporation (VTC) regularly collects statistical information about tourism in the state. Annual figures by county for traveler spending, travel payroll, travel employment and local travel taxes are collected by VTC. These are presented in Table 3.10 for Shenandoah County and nearby counties for the year 2001, the most recent year available. These figures show that Shenandoah County compares very well to other jurisdictions in the northern Shenandoah Valley in its ability to attract tourists. In 2001, the county had higher levels of traveler spending than any county from Augusta north through Frederick County. Shenandoah County's figures include contributions from its towns, while figures for counties like Frederick, Rockingham, and Augusta do not include the figures for the cities within them. Therefore, it is useful to compare Shenandoah County's statistics with the combined county/city statistics for comparable areas. Shenandoah County's traveler spending exceeded Frederick County and Winchester combined as well as Augusta County, Staunton, and Waynesboro combined. Only Rockingham and Harrisonburg together brought in more tourist dollars. Shenandoah County employed 1,524 in its travel industry with a total payroll exceeding \$22.5 million. The county received more in local travel-related taxes than any other locality listed in Table 3.10. Its \$6 million in travel taxes exceeded even that of Rockingham County and Harrisonburg combined.

In a large study of visitors to Virginia performed by the VTC in 1997, a profile was prepared of the "History-Civil War Visitor." This research showed that these visitors stay longer and spend more money than the average pleasure traveler spends. The top cities of origin were Washington, D.C., New York, and Philadelphia, where the Shenandoah County focuses a great deal of its advertising dollars. The VTC is currently

carrying out a new survey, which will provide an updated picture of travelers to Virginia. The results of this survey are not yet available.

Table 3.10 Economic Impact of Travel in Selected Virginia Counties and Cities in 2001

Locality	Traveler Spending	Travel Payroll	Travel Employment	Local Travel Taxes
Shenandoah County	\$113,152,192	\$22,655,355	1,524	\$6,119,507
Frederick County	\$52,142,570	\$11,266,213	778	\$1,956,033
City of Winchester	\$60,188,396	\$14,639,637	983	\$1,768,137
Total	\$112,330,966	\$25,905,850	1,761	\$3,724,170
Warren County	\$80,913,262	\$14,447,146	957	\$2,633,646
Clark County	\$10,074,611	\$2,002,443	139	\$475,010
Page County	\$37,130,050	\$8,018,488	549	\$1,745,644
Rockingham County	\$99,417,561	\$21,192,336	1,389	\$4,005,074
City of Harrisonburg	\$55,357,882	\$14,363,828	972	\$1,725,928
Total	\$154,775,443	\$35,556,164	2,361	\$5,731,002
Augusta County	\$68,447,968	\$14,863,526	976	\$2,863,439
City of Staunton	\$29,440,138	\$7,167,484	482	\$944,583
City of Waynesboro	\$14,829,223	\$3,323,405	237	\$421,602
Total	\$112,717,329	\$25,354,415	1,695	\$4,229,624

Source: Virginia Tourism Corporation, www.vatc.org.

Tourists will likely be attracted to the Fisher's Hill and Tom's Brook battlefields, if the recommendations of the *Shenandoah Valley Battlefields National Historic District Management Plan* are carried out. This includes the purchase and preservation of additional lands on the battlefields and the development of a visitor orientation center for the Cedar Creek – Fisher's Hill – Tom's Brook cluster. The environmental impact statement (EIS) that was prepared for the management plan includes estimates of visitation as of 2000, as well as by 2004, when the management plan was predicted to have been implemented. While the management plan has not been implemented, the 2004 figures provide an estimate of future visitation once the orientation center is up and running. Table 3.11 provides an analysis of visitation projections for the cluster from the EIS.

Table 3.11 Analysis of Visitation Projections for Cedar Creek, Fisher's Hill and Tom's Brook Battlefields

Year 2000 Visitation ("Existing Conditions")	
Total number of Annual Visitors:	= 45,000
Peak Season: Summer (June/July/Aug)	= 31.7 percent of the annual visitation over 92 days
Average party size:	= 4 persons (per car)
45,000 visitors x 31.7 percent	= 14,265 visitors over 92 days
Peak daily visitation	= 155 visitors / day
Peak daily visitor traffic	= 39 cars / day
Year 2004 Visitation for All Three Battlefields ("Full Implementation")	
Total number of Annual Visitors:	= 148,300
Peak Season: Summer (June/July/Aug)	= 31.7 percent of the annual visitation over 92 days
Average party size:	= 4 persons (per car)
74,100 visitors x 31.7 percent	= 47,011 visitors over 92 days
Peak daily visitation	= 511 visitors / day
Peak daily visitor traffic	= 178 cars / day
Net Increase in Peak Daily Visitation	
Net increase in visitors	= 356 visitors / day
Net increase in visitor traffic	= 139 cars / day
Source: SVBNHD Management Plan EIS, pages IV-39 to IV-44	

This analysis shows that the increase in visitation at Cedar Creek, Fisher's Hill, and Tom's Brook battlefields from 2000 to the time the Battlefields Foundation fully implements its plan is expected to be about 356 visitors per day, which translates to about 139 additional cars per day during the peak summer months spread over all three battlefields. If some of these visitors come in buses, the number of cars will be less than 139 additional. It is very likely that Cedar Creek, since it is a national park, will draw a greater percentage of visitors compared to Fisher's Hill or Tom's Brook.

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4.0 Potential Preservation Tools and Techniques

This report presents a range of possible preservation tools and techniques for preserving the Fisher's Hill and Tom's Brook battlefields for consideration by the steering committee. It is important to recognize that there are many types of landowners on the battlefields, landowners with different goals and intentions for their property. Offering an array of tools that may appeal to various landowners will support the most effective preservation effort.

Likewise, there are many organizations interested in preserving land and historic resources, including Shenandoah County, the Battlefields Foundation, and other non-profit partners, such as the Valley Conservation Council and the Civil War Preservation Trust. Each of these organizations has different missions, goals, abilities, and financial means affecting the kind of preservation tools it can use. This suggests that a broad range of tools is needed. Focusing on just one would result in many missed opportunities.

The potential tools are grouped into private land conservation methods that would be used primarily by the Battlefields Foundation and steps Shenandoah County could take to preserve the battlefields. These are followed by descriptions of tax benefits available to landowners and potential sources of funding.

4.1 Private Land Conservation

The first tools to be described are those where a conservation organization acquires land or interest in land for battlefield preservation. A key precept of the *Shenandoah Valley Battlefields National Historic District Management Plan* and the federal legislation that established the district is that land and interests in land will be acquired only from willing sellers or donors. **Eminent domain will not be used; the acquisition of land or easements by the Battlefields Foundation at the Fisher's Hill and Tom's Brook battlefields will be voluntary.** To purchase any interest in land, the Battlefields Foundation must first obtain an appraisal of the value of the property before it can make an offer. Of course, in order for a sale to go through, the landowner must agree to the price offered.

4.1.1 Fee Simple Acquisition

The Battlefields Foundation can purchase land out right. This "fee simple" acquisition may be the best preservation technique for land that is planned to be managed as a battlefield park. Such a park is generally open to the public and allows visitors an opportunity to walk on the land. Land purchased in fee may also be leased by SVBF to members of the community for farming and other traditional uses, sometimes to the seller. Leases on battlefield properties generally exclude farming from areas that are essential to interpretation. Areas to be interpreted through signs and hiking trails are generally segregated from the farming operation to reduce conflicts between the two.

4.1.2 Conservation Easement Acquisition

Easements are legal documents, just like other deeds, that allow individuals to keep their property yet convey certain specified rights to an easement holder. Most landowners hold a “fee simple” interest in their property. This interest is often compared to a bundle of sticks. Each stick represents a specific right associated with the property. Such rights include the right to farm, to hunt, to extract minerals, to cut timber, to subdivide, and to do anything else with a property not prohibited by law. Any one of these rights can be legally separated from the fee simple interest through an easement and transferred to other parties in a “less than fee” or “partial interest.”

Easements are often granted to utility companies so power and telephone lines can cross a property. A neighbor might grant an easement so the owners of an adjacent parcel can cross their land to access a road or bring cattle to a watering hole. When such transfers involve a landowner's development interests, they are called conservation easements.

For example a landowner can forgo construction rights or the right to subdivide property beyond a specified number of parcels through a conservation easement. Easements are written specifically to meet the property owner's wishes for the future use of the land. The easement holder is responsible for seeing that these wishes are upheld by future owners of the land.

An easement does not grant the public access to a property unless its owner specifically agrees in the easement document to grant such access. The land remains private property and is protected from trespass just as any other private property.

Most conservation easements restrict uses that destroy natural or historic areas while allowing traditional use such as farming and forestry. Placing an easement on land does not mean it cannot be developed at all. The owner states the types of development he wants to prohibit. The property can still be sold, rented, bequeathed, or otherwise transferred but the conservation easement is recorded in the county court house like other deeds and so binds future owners of the land. If prohibited by the easement, the land cannot be subdivided or converted to more intensive uses. The property remains in its current use or a compatible use perpetually.

4.1.3 Ways to Acquire Easements and Fee Simple Interests

When a public agency or a private preservation organization acquires land or an easement, it can do so in a number of ways as described below.

Purchase at full price with the complete value paid up front: Land can be preserved through traditional purchases where the landowner receives the entire cash value at once. The fee simple price of land will generally be higher than the easement price. Fee simple purchase of land can be expensive for the buyer. It also creates tax liability for the seller, usually in the form of capital gain taxes on any gain realized from the sale.

Purchase at less than full price - a bargain sale: The owner sells the land or easement at less than its fair market value, donating a portion of the value. A bargain sale can allow the seller to reduce his tax liability by reducing the amount of capital gain tax due. It can also create a charitable deduction because part of the value is donated.

Donation: Preservation organizations are eager for donations of land. For landowners with large tax obligations, donation may be preferable to sale. A donation of land or easement may entitle the donor to federal and state tax deductions for that charitable gift and to a Virginia income tax credit. In addition, the gift of an easement may afford the donor significant estate tax benefits.

Sale or donation of land in fee simple with retained life estate: In this case, the owner conveys fee simple title to the land (either by sale or donation) but retains a life estate interest for his lifetime. In other words, the landowner can continue to live on the property for the remainder of his or her life. The life estate can also be granted to a family member such as a child, for his or her lifetime. If donated, this kind of conveyance can generate tax benefits, as discussed later in this section

Re-sale of land under easement: Some owners may only be interested in selling their land, retaining no ownership. In such cases, a preservation organization could acquire the land then re-sell it under easement to a preservation-oriented buyer. The final result is that the preservation organization just owns the easement. Retaining an easement is practical and cost effective where physical access by visitors is not necessary. (Currently the Battlefields Foundation cannot re-sell land it buys with federal funds. It may gain that ability in the future using private or other public funds.)

Option to buy: To ensure that the Battlefields Foundation has an opportunity to buy a property at some point in the future, an owner may convey an "option to buy" the property at a specified price. The owner may sell or donate the option. The option restricts the landowner from selling the property to someone else during a specified period. Options can be renewed, if agreed to by both the landowner and the preservation organization.

Right of first refusal: Owners may also convey a right of first refusal on their property by giving the Battlefields Foundation the right to match any offer the owner receives from a third party. Obtaining rights of first refusal will help the Battlefields Foundation keep track of what is available for sale, but will not provide assurance the organization will be able to buy the land when it goes on the market.

Installment purchase: The landowner sells or donates land or a conservation easement with payments or the donation taking place in timed installments. This is advantageous to the buyer, because it spreads out the payments instead of requiring them in full up front. Installment arrangements allow the purchasing

entity to purchase more easements within a funding cycle. For the landowner, installment transfers may have tax advantages, as described later in this report.

The following table summarizes these different ways to acquire land and easements.

Acquisition of land or conservation easements by purchase or acceptance of a donation

	Purchase		Donation
• at market value	X	or	X
• at bargain price	X	and	X
• life estate	X	or	X
• resale with easement	X	or	X
• option to buy	X	or	X
• right of first refusal	X	or	X

The tax implications of land conservation depend on the owner's financial circumstances. Federal and state tax laws provide significant tax advantages to owners for donations. Owners who want their land to remain in agriculture and want to pass it to their heirs may find easement donation attractive. A later section of this report discusses in more detail the tax implications of selling or donating land or easements for conservation purposes.

4.1.4 Leases and Management Agreements

Landowners may be interested in conveying specific rights to the Battlefields Foundation through a lease or management agreement. For instance, their property could lie between two parcels owned by the Battlefields Foundation. The owner could lease the right to build and maintain a connecting trail across the private parcel to link the two protected properties. Likewise an owner could lease the right to build, maintain, and/or use a wayside or parking area with interpretative signs.

Such a lease could include a right of first refusal or an option to purchase the property, in case the owner decides to sell. If the objective of the lease agreement is to install infrastructure, like a trail, signs, or a parking area, the agreement would have to cover a substantial period of time, depending on the value of the infrastructure investment. Lease agreements would provide income to the owner while allowing public access to the battlefields.

4.1.5 Agricultural and Forestal Districts

"A mutual undertaking by landowners and local governments to protect and enhance agricultural and forestal land as a viable segment of the Commonwealth's economy and an economic and environmental resource of major importance."

The Virginia Agricultural and Forestal Districts Act

Since 1977, Virginia has authorized voluntary agreements between landowners and their local government to protect farms and forests from incompatible development. In essence, the state code invites communities to relieve pressures on owners to convert farms and forests to other uses. "Ag/forest districts" shield landowners from local and state government decisions that diminish the viability of their farm and forest operations. Districts provide stability for conservation-minded landowners and enable localities to reward people for voluntarily protecting land — "*an economic and environmental resource of major importance.*"

By voluntarily establishing a district, property owners agree not to convert their farm and forest land to more intense commercial, industrial, or residential uses for a period of up to ten years. In return, the locality and Commonwealth agree not to take actions or make infrastructure investments that place increased pressure on landowners to convert land in the district to those more intense uses. Government actions that can be affected by ag/forest districts include the location of new water and sewer lines and rezoning decisions. Thirty Virginia localities now use ag/forest district ordinances to protect more than 650,000 acres of land. Shenandoah County has more land in ag/forest districts than any other county in the Shenandoah Valley.

Ag/forest districts offer rural landowners tax reduction and stronger protection from development than zoning. They provide a higher level of certainty that farms and forests will be maintained because they restrict the powers of the local, state, and, to some extent, the federal governments. From the landowner's point of view, districts provide the following benefits.

Land Use Tax: Qualified land in an ag/forest district is eligible for use-value, or "land use," taxation, whether or not the local government has a county-wide use-value program.

Cooperation for Conservation: Districts encourage landowners interested in maintaining farms and forests to share their conservation objectives with their neighbors. By joining a district, neighbors form a compact to maintain the rural character of their land together.

Nuisance Ordinances: In ag/forest districts, local governments cannot enact laws that unreasonably restrict farm structures or farming and forestry practices. Laws that arbitrarily limit customary farming practices (such as manure spreading or prescribed burning) cannot be enforced in ag/forest districts.

Land Use Regulations: Ag/forest districts also provide restrictions on county actions that might impede farming, such as local laws that unreasonably restrict farm structures or practices and planning and zoning decisions that would adversely affect farming.

State Regulations: State agencies must modify their regulations and procedures to encourage the maintenance of farming and forestry in districts. Agencies must

consider the impact of their actions on the future of farming and forestry in districts.

Condemnation of Land: In districts, landowners have some protection from the acquisition of land by state and local government agencies or by public service corporations like utility companies. The locality can delay or block the condemnation of land by such entities.

4.2 County Actions to Preserve the Battlefields

4.2.1 Purchase of Development Rights (PDR) Programs

Local governments in Virginia have authority under the Open Space Land Act²⁹ to acquire easements to protect areas in their jurisdiction that are not appropriate for development. Some Virginia localities are using this authority to set up purchase of development rights or PDR programs. PDR programs use voluntary agreements to buy development rights (easements) that remove all or some of the development potential from the land. A number of jurisdictions have established PDR programs to preserve the farms and forests in their rural areas. The City of Virginia Beach, Albemarle County, Fauquier County, James City County, Loudoun County, and Clarke County are examples.

Clarke County established its Conservation Easement Authority in 2002 and recently purchased 145 acres, including the 1747 site of Greenway Court, originally the colonial seat of Lord Fairfax. The county is using its PDR program to purchase rural farmland and historic properties.

In June 2004, the Virginia Department of Agriculture and Consumer Affairs (VDACS) published "A Model Purchase of Development Rights (PDR) Program for Virginia."³⁰ This document suggests components for a model local PDR program. Shenandoah County would find this useful if it decides to develop its own PDR program to preserve farmland. Such a program could be used specifically to preserve rural battlefield land as well as other important agricultural properties.

4.2.2 Comprehensive Plan Policies

The citizens and government of Shenandoah County play a role in the future of the battlefields through the growth and development policies they establish in the comprehensive plan. The plan identifies and maps areas designated for new or expanded development and describes the transportation and community facilities (e.g. water and sewer) needed to support development. It also identifies and maps those areas to remain in agricultural or other open space uses. The plan does not regulate day-to-day development projects. Rather, it is a long-range policy document that describes the county's vision for the future.

²⁹ Section 10.1-1700 of the Code of Virginia

³⁰ <http://www.vdacs.state.va.us>

The current Shenandoah County comprehensive plan, adopted in 1991, is now being updated. This provides an opportunity to include battlefield preservation goals and plans in the new comprehensive plan. Policies such as these would set a framework for battlefield preservation efforts carried out by the county as well as by preservation organizations and landowners. Preservation is more difficult to implement if the comprehensive plan is not supportive of the effort.

4.2.3 Zoning Regulations

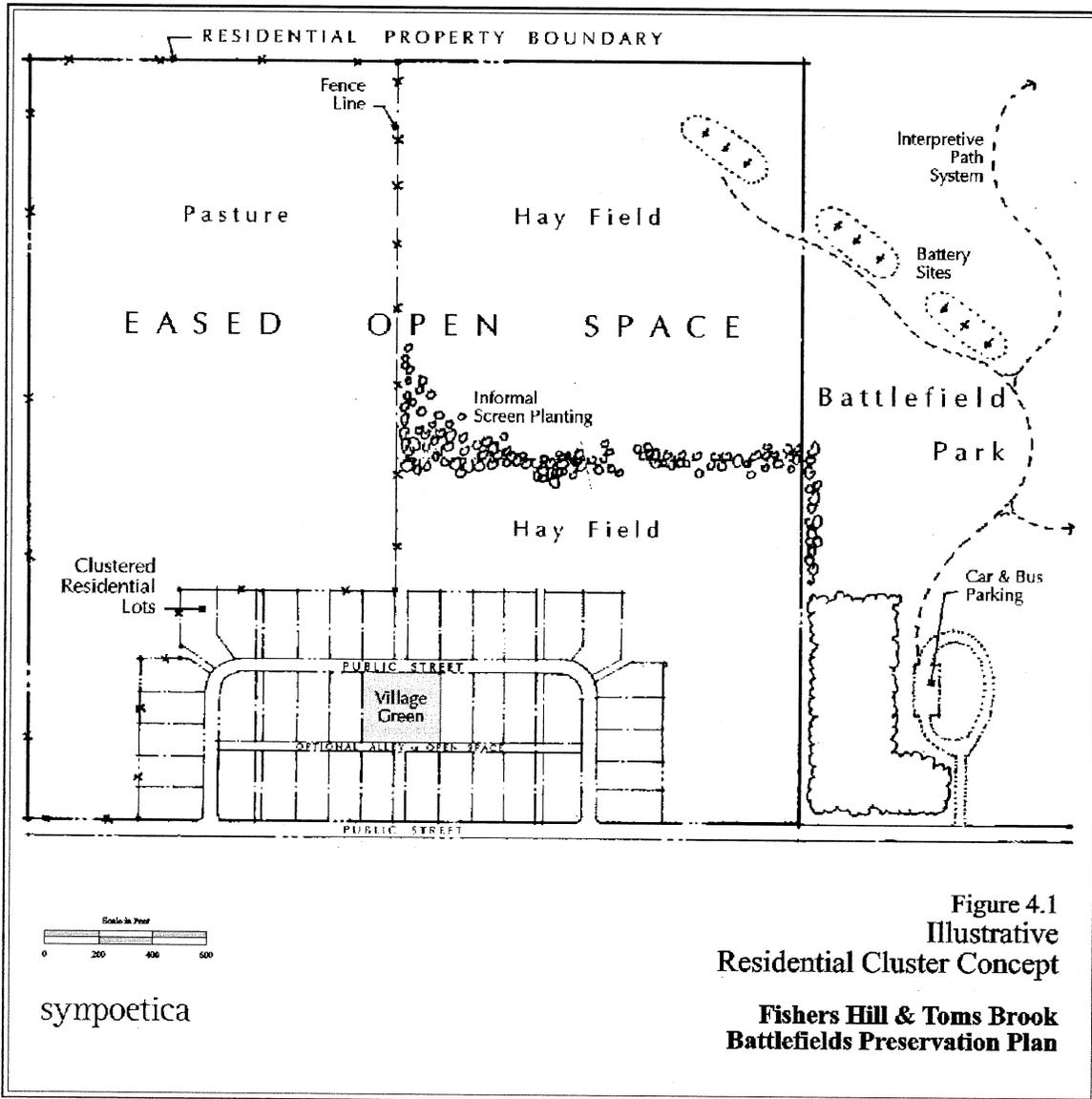
Zoning provides another possible tool for protecting battlefields. However, zoning changes could involve increased land use regulation that some landowners might not support. The Battlefields Foundation will only support such changes if they are desired by a substantial majority of battlefield landowners.

Currently, much of the land on both battlefields is zoned Agriculture (A-1), which limits development by right to large lot residential uses at a minimum lot size of 3.5 acres. Small portions of the Fisher's Hill battlefield are zoned Conservation (C-1), which has a minimum lot size of 10 acres. Open space (cluster) subdivisions with smaller lot sizes are permitted in both these zones if a large percentage of the land is preserved in open space (60 percent for C-1 and 50 percent for A-1). Currently, open space subdivisions are only permitted if public water and sewer service is available to the site. Such service is available in and near the towns, where most of the land is zoned for development not for agriculture or conservation. The result is that currently open space subdivision is not occurring in A-1 and C-1 zoned areas

The county could use zoning to encourage battlefield preservation in several ways as follows:

Increase By-right Lot Sizes in the C-1 and A-1 Zones: The county recently increased minimum lot sizes in these zones to 10 acres and 3.5 acres respectively, though this has done little to reduce interest in residential subdivision. Some localities in Virginia have gone so far as to increase lot sizes to 20 or 50 acres in order to reduce densities and maintain rural character. Lot size reductions are very controversial and may not be acceptable to battlefield landowners.

Revisions to the C-1 and A-1 Zones to Encourage Open Space Subdivision: Currently, the open space development regulations do not allow many landowners to take advantage of them. The county could revise these to provide incentives for open space development as opposed to standard 3.5 or 10-acre lot subdivisions. The following illustration shows how open space "cluster" developments could be more compatible with battlefield preservation by clustering the lots on part of the property and preserving the historically significant land in open space.



Historic District Zoning: The county could discourage potentially incompatible uses on the battlefields by creating a rural historic district. By applying a historic "overlay district"³¹ over the existing C-1 and A-1 zones, the county could further restrict certain permitted and special uses that may be compatible with agricultural and conservation uses (e.g., sawmills, public garages, farm equipment sales, airports), but not appropriate for the battlefields. Such an ordinance could "grandfather" existing uses even if they were not compatible with battlefield preservation. To ensure that new development is designed and sited in ways that do not detract from the area's historic character, the county could also establish an architectural review board to review the design and placement of new structures and the removal or alteration of historic structures. The board would provide landowners with assistance in locating and designing new structures to minimize adverse impacts on the battlefields.

A historic overlay district might be most appropriate in the village of Fishers Hill where it could assist landowners in preserving the historic character of the village. It could address the demolition and alteration of historic structures, the design of new buildings, and the character of new development on vacant lots.

Creating a New Battlefield Zoning District: Another option is to create an entirely new agriculture / historic battlefield zoning district. It would allow compatible agricultural land uses and protect historic buildings while ensuring that new intrusive uses were not permitted. It could permit new historic interpretive uses, such as museums and period demonstration farms. It could also include special provisions for open space development that would specifically encourage the preservation of important battlefield resources. The regulations could include required design standards or voluntary design guidelines.

A well-crafted ordinance that balanced private property rights with historic preservation to maintain the character and beauty of the land might allow residents to achieve many of the conservation objectives stated in meetings held so far by the Fisher's Hill and Tom's Brook Battlefields Preservation Plan Steering Committee.

The above discussion addresses the portions of the battlefields zoned C-1 and A-1. There are areas in and around the towns that are already zoned for more intense residential, commercial or industrial development. Rezoning these to A-1 or C-1 is probably not feasible and certainly not likely to be acceptable to the owners of that land. The county could make itself known to be open to such "downzonings" if a landowner desired it.

4.2.4 Battlefield Agricultural Support Programs

The continued viability of agricultural operations on the battlefields is key to preservation. Farmers are concerned about the current low profitability of farming and the future of farming in general. The county could address this problem by actively

³¹ Section 15.2-2306 of the Code of Virginia

pursuing an agricultural support program. Such a program should be offered throughout the county's agricultural areas. Some examples of agricultural support programs include:

Land Lease Data Bank: The county could develop a data bank that would link farmers interested in leasing land with owners looking to lease. This would allow farmers to expand their operations without the cost of buying land and would expand agricultural activities on rural lands.

Farmers Markets and Wayside Stands: The county could help develop more outlets for direct sales of farm products to consumers. A quaintly designed wayside stand in Fishers Hill, Mt. Olive, Toms Brook or other appropriate location could cater to summer tourists.

Alternative and Heirloom Agricultural Products: The county could provide information to farmers on alternative crops and livestock, exploring heirloom varieties that might provide a special market niche.

Community Supported Agriculture (CSA): The county could assist in marketing the community supported agriculture concept. This is a relatively new form of direct sales of farm products between farmers and local consumers. CSA farm customers pay for a share of the harvest at the beginning of the year and receive a weekly allotment of produce throughout the growing season. This system takes the risk out of farming and shifts the time that growers spend on marketing to the beginning of the year.

Compatible Commercial Business Uses Permitted in Agricultural Zones: The county's C-1 and A-1 zones already permit many business uses, though some are not compatible with battlefield preservation. If an Agriculture / Historic Battlefields zoning district were created, it could include some commercial uses designed to increase farm profitability while not harming the battlefields. Such uses might include bed and breakfasts, country inns, rural retreats, farm markets, wayside stands, farm camps, history camps, demonstration farms, and crop mazes.

Farm Viability Enhancement Program: Massachusetts has developed an intriguing program to support agriculture called the Farm Viability Enhancement Program. Farmers apply to participate. Upon application, a state assessment team reviews the current farm operation and suggests ways to increase on-farm income through such methods as improved management practices, diversification, direct marketing, value-added initiatives (product processing, for example), and agricultural tourism enterprises. In the second phase of the program, participants are eligible for grants to implement viability assessment recommendations in exchange for placing an agricultural covenant on the property. The covenant requires that the property be used only for farming and approved farm support activities for a period of five or ten years. Grants are higher for longer covenant periods. Shenandoah County might consider such a program using its agricultural extension agents for the assessment team.

4.3 Other Preservation Tools

4.3.1 Listing on the Virginia Landmarks Register and the National Register of Historic Places

The battlefields are potentially eligible for listing. Such listing is honorary and places no restrictions on the landowner. However, it does make tax credits available for rehabilitation of historic structures according to federal and state rules. (See Section 4.4.5) It also provides some protection from federal and state actions that might adversely affect the historic character of the listed historic resources.

4.3.2 Design Consultation Service

Development of new buildings on the battlefields is viewed by some as impossible without harming the historic integrity. However, the Fisher's Hill / Tom's Brook area of Shenandoah County is a viable agricultural area where people live, farm, and conduct business. Landowners will be interested in maintaining the flexibility to construct houses, farm structures, churches, and other buildings. There are ways to locate and design buildings to minimize impacts on views from roads and permanently preserved areas where visitors are invited. Buildings can be designed to reflect period architecture. Design skills are needed to do this well. That may not be readily available or affordable to landowners. The Battlefields Foundation could develop a program to provide free or low-cost design services to landowners, reducing impacts of new buildings on the battlefields.

The Battlefields Foundation could also develop a set of design guidelines that would identify and describe compatible new construction and renovation designs for use by landowners and design consultants. Guidelines are not regulations. They just provide guidance. It would be up to the landowner whether he or she wished to follow them. Sample drawings that illustrate some of the issues that design guidelines might address may be found in Appendix C.

4.4 Tax Implications for Landowners Participating in Preservation

Local, state, and federal laws provide incentives to landowners who preserve their land.

4.4.1 Use Value Assessment (Land Use Taxation)

Shenandoah County has use value assessment, allowing farm and forest land to be assessed at its current use value rather than "highest and best use" (development) value. For qualifying landowners, "land use" taxation can substantially reduce real property tax obligations. Land is assessed at its lower, use value as long as it remains in rural uses. If it is converted to more intensive uses, the owner must pay "roll-back" taxes equal to the tax benefit they have received over the previous five years plus interest. Land use taxation provides an incentive for landowners to continue to farm. Many landowners depend on the land use tax program to keep their farms profitable.

4.4.2 Local Real Estate Tax Reductions for Conservation Easements

Virginia provides real estate tax reduction to land under conservation easement. State law requires localities to assess the value of the eased land based only on the uses of the land that are permitted by the easement. Localities may not tax the value attributable to the uses prohibited by the easement. Since Shenandoah County has land use taxation, land subject to an easement must be assessed and taxed as "open space."³² If a property is enrolled in the land use tax program, an easement will probably have little effect on the real estate tax. If the property is not in the land use tax program, there could be a significant property tax reduction.

4.4.3 Federal Income Tax benefits for Conservation Donations

The donation of a qualifying conservation easement can be deducted from federal taxable income, just like other tax-deductible gifts made to a non-profit organization.³³ Owners may deduct up to half their taxable income in the year of donation. The total allowable deduction can be carried forward for up to five succeeding years if it cannot all be used in the year of donation. Donations can be structured in installments to maximize tax benefits if some tax benefit would otherwise be left unused. This incentive to donate an easement can be very powerful to a person facing high federal tax obligations.

4.4.4 Virginia Income Tax Deductions and Credits for Conservation Donations

Virginia income tax is determined with reference to federal taxable income (with some adjustments), so the federal income tax deduction for conservation donation results in an identical deduction for state income tax purposes.

Virginia also offers a state income tax credit for donations of interests in land (including conservation easements or fee simple ownership) for conservation purposes.³⁴ The credit is not the same as a deduction (which reduces taxable income on which tax liability is based). A credit is an actual, bottom-line reduction of taxes owed. It applies to all donations that meet the requirements for federal income tax deduction. A credit may be taken of up to 50 percent of the value of the donated land or easement. The maximum annual tax credit is \$100,000. Unused credit can be carried forward for up to five years.

Since 2002, Virginia tax credits have been transferable. They may be sold for use by another taxpayer. For example, a landowner who pays \$10,000 in state income tax each year donates an easement worth \$500,000, and thus has a credit of \$250,000. The landowner can use the tax credit to offset \$60,000 in income taxes (\$10,000 each year for six years). With the new law he can also sell the remaining \$190,000 in credits to another taxpayer.³⁵

³² Section 58.1-3230, *et seq.* of the Code of Virginia

³³ Section 170 (h) of the Internal Revenue Code

³⁴ Section 58.1-512 of the Code of Virginia

³⁵ Piedmont Environmental Council. 2003. *Sources of Funding for Conservation*. <http://www.pecva.org/conservation/handbook/handbookonline.pdf>.

Several tax credit brokers have been established to assist easement donors and tax credit purchasers in transferring these credits. They are a good investment for buyers if they can be purchased at a discount. For instance, if a \$100,000 credit can be purchased at 70 percent of its face value, the buyer saves \$30,000 on their taxes. In 2003, \$8.5 million in tax credits were transferred, generally returning up to 70 percent of the value of the credit to the original easement donor. Any credits transferred may only be used by the purchaser to offset taxes owed in the year credits are purchased.³⁶

4.4.5 Federal and State Income Tax Credits for Historic Building Rehabilitation

Both the federal and state governments offer income tax credits to property owners who rehabilitate eligible historic structures according to the Secretary of the Interior's Standards for Rehabilitation. The federal tax credit of 20 percent of eligible rehabilitation expenses applies only to income producing properties, while Virginia's 25 percent credit applies to both residential and commercial structures. Barns and other agricultural buildings on a working farm would be considered commercial. Some, but not all, properties and rehabilitation projects may be eligible for both federal and state tax credits.

To be eligible for the federal tax credit, a building must be listed individually on the National Register of Historic Places or be a contributing element in a national register historic district.

To be eligible for the state tax credit, a building must be individually listed on the Virginia Landmarks Register, or certified by the Virginia Department of Historic Resources (DHR) as eligible for listing or as a contributing structure in a district so listed.

The village of Fishers Hill is eligible for listing on the Virginia and national registers. Property owners there can already avail themselves of the tax credits, if their rehabilitation projects qualify. While the Fisher's Hill and Tom's Brook battlefields are not listed on registers, they are likely eligible for listing.³⁷ Listing on the registers would provide tax credit eligibility and offer some protection from state and federal actions, like new roads, that might adversely affect their historic character.

4.4.6 Estate Tax Reductions for Easements

Federal estate taxes can cause financial problems for families who would like to keep the farm when property is inherited. Federal law permits an individual to give away \$1.5 million total, both during life by gift and at death, without paying gift or estate taxes. A husband and wife each qualify for the \$1.5 million exclusion. This exclusion amount is scheduled to increase to \$2 million in 2006 and to \$3.5 million in 2009.

³⁶ Virginia Conservation Credit Pool, LLC. 2004. *Memo to Virginia Land Conservationists*, 25 March. . <http://www.pecva.org/conservation/handbook/handbookonline.pdf>.

³⁷ according to David Edwards, Director of the Winchester Regional Office of DHR

However, families having significant taxable estates may still have estate taxes to contend with. For those families, there are significant estate tax incentives to donate conservation easements.³⁸

A properly structured donation of a conservation easement reduces estate taxes in two ways:

- by reducing the value of the estate, because the value of the land is reduced by the conservation easement and
- by excluding from the estate for tax purposes up to 40 percent of the remaining value of the land (after the easement is taken into account).

4.5 Potential Sources of Funding for Preservation Programs

Governmental appropriations from the general fund: Shenandoah County could appropriate funds to contribute to the effort to purchase land and easements. The County could also use general fund monies to underwrite battlefield agricultural support programs.

Local government bonds: A number of localities across the nation have used general obligation bonds to purchase land and easements for conservation. Virginia requires counties to hold voter referenda before issuing general obligation bonds.

Lease income: Preservation organizations that purchase land in fee simple will have the opportunity to rent that land to farmers so that it can continue to be farmed, while the rural landscape character is maintained and the land is cared for. Income from lease payments becomes a source of income for other preservation activities.

Service districts: Loudoun County and the Town of Middleburg are currently exploring the establishment of service districts to purchase easements for rural conservation purposes. Such districts may be created by local ordinance after public hearing publicized and held in accordance with Virginia Code Section 15.2-2400 et. seq. Creation of a service district allows local governments to levy and collect an annual tax or assessment within the district to support district activities. This service district revenue can be used to purchase land and conservation easements for conservation purposes as permitted by Virginia Code Section 15.2-2403(11).

Private donations: Many local citizens as well as Civil War battlefield preservation supporters across the country may be willing to donate cash or in-kind services (legal, survey, etc.) to support efforts to preserve the Fisher's Hill and Tom's Brook battlefields. The Battlefields Foundation plans to begin a fundraising program to capture these private dollars. Such donations can be pooled to create a revolving fund in which donations are partially replenished by sales of land to conservation buyers. National preservation foundations concerned with farmland, natural area, or historic land preservation may also be willing to contribute to the

³⁸ Section 2031(c) of the Internal Revenue Code

preservation program or otherwise participate in purchasing land and easements.

Charitable creditors: The Vermont Land Trust maintains a confidential list of conservation-oriented persons willing to guarantee loans and provide interest-free loans for easement and fee simple land acquisition. These "charitable creditors" provide short-term credit when emergency funds are needed to forestall sale of land for development. In some cases, the creditors eventually forgive a portion of the loan and thereby end up making a tax-deductible contribution. This method of obtaining emergency funding is probably best suited for use by a tax-exempt non-profit preservation organization that has the flexibility to work quickly in a land purchase. Such a program could be pursued for Fisher's Hill and Tom's Brook.

Preservation buyers: Preservation organizations can partner with preservation-oriented buyers to purchase land together, with the preservation organization retaining a conservation easement and the buyer retaining the remainder interest in the land. An example of this kind of arrangement was the recent joint purchase of the Widow Pence Farm on Cross Keys battlefield by Dr. and Mrs. Hess and the Civil War Preservation Trust.

Federal Funding Sources: They include:

- Federal funding allocated to the Battlefields Foundation for land and easement acquisition.
- Land and Water Conservation Fund (Administered by the American Battlefield Protection Program, NPS, FY01-03 funding available for battlefields identified by the Civil War Sites Advisory Commission³⁹)
- Farmland Protection Program (2001 Farm Bill, administered by USDA)
- Hazard Mitigation Grant Program (1988 Disaster Relief and Emergency Assistance Act, administered by FEMA, purchases easements only on farmland in the 100-year floodplain)
- Transportation Equity Act for the 21st Century (TEA-21, administered by VDOT, applies to rural lands along scenic roads; reauthorization after FY 2003 is still pending).
- Grassland Reserve Program and the Wildlife Habitat Incentive Program (Both administered by the Natural Resources Conservation Service)

State Funding Sources: State funding sources include the following, although funding levels have varied widely in recent years.

- Virginia Land Conservation Foundation (created in 1999, administered by the Virginia Department of Conservation and Recreation (DCR))
- Open Space Lands Preservation Trust Fund (administered by Regional Open Space Preservation Advisory Boards and the Virginia Outdoors Foundation, funding for

³⁹ Civil War Sites Advisory Commission. 1993. *Civil War Sites Advisory Commission Report of the Nation's Civil War Battlefields*. Washington, DC. NPS.

- easement purchase or the costs of setting up donated easements)
- Conservation Reserve Enhancement Program (created in 2000, administered by DCR, applies to pasture and crop land adjacent to streams, wetlands, ponds, and sinkholes)
 - Forest Legacy Program (administered by the Virginia Department of Forestry, purchases easements on forest land)

4.6 Recommended Preservation Tools

These potential preservation tools were reviewed by the Steering Committee and presented in a public forum on 19 April 2004. All the tools received tentative approval from the citizens participating. Of the zoning tools presented, the new battlefield zoning district was most favored for entire battlefields.

5.0 Preservation Priorities

As described in Chapter 1.0, Fisher's Hill battlefield encompasses 9,644 acres and Tom's Brook battlefield, 6,644 acres. It is obvious that not all of this land can be preserved at once. Given projected funding levels, not all of it can be acquired in fee simple or by easement. Priorities must be set so the most important land is preserved first and by the most permanent means.

Preservation priorities were established in a two-step process. First a preservation value ranking system was developed and applied to measure the preservation value of each parcel of land on the battlefields. Based on the results of the parcel ranking and on input from the Steering Committee and citizens in public forums, a set of preservation recommendations was developed.

5.1 Methodology / Preservation Value Ranking System

To evaluate the preservation value of properties in the study area of each battlefield in a comprehensive way, a parcel ranking system was developed and applied. This system was based on one recommended in the *Shenandoah Valley Battlefields National Historic District Management Plan*. The latter more general ranking system was made more specific for Fisher's Hill and Tom's Brook battlefields and Shenandoah County. Eight criteria form the basis for the parcel ranking: historic integrity, historic significance, potential for change, location in an agricultural and forestal district, parcel size, proximity to land already protected, presence of a historic resource on the National Register of Historic Places, and presence of a historic resource that figured prominently in battle events. The first three categories are the most complex to assess. The following describes the factors considered under these categories.

Historic integrity:	reflects how well the current conditions of the land and structures mirror Civil War era conditions
Historic significance:	reflects the level of involvement of the land in the battles
Potential for change:	predicts whether the condition of the land is likely to change from undeveloped or minimally developed to developed in the near future. Issues like zoning, access, and development on surrounding parcels are relevant.

The ranking system assigns points to each parcel based on a maximum potential total of 80 points. The preservation value ranking system, with guidance on how points are assigned, is found in Appendix A.

5.2 Preservation Recommendations

5.2.1 Parcel-Specific Recommendations

The preservation value ranking system was applied to all parcels within the two battlefields. Then specific preservation tools were recommended for each highly ranked parcel in the Core Areas A and B generally on the following basis:

- Fee simple or easement acquisition for parcels in Core Area A
- Fee simple acquisition for parcels where public access for interpretation is critical
- Easement acquisition for remaining parcels in Core Area B

The preservation recommendations for each parcel described above are the ideal ones to achieve the preservation goals established by the Steering Committee. Given that the Battlefield Foundation and Shenandoah County will only purchase land or easements from willing sellers, these ideal tools may not be achievable. Therefore, 2nd, 3rd and 4th level tools of descending preference are also identified. In most cases, if fee simple or easement acquisition cannot be achieved, the back-up preservation method at the 3rd or 4th level is the agricultural and forestal district. Note that the term acquisition means the acquiring of land or easement by purchase or donation.

Tables 5.2 and 5.3 present these parcel-specific preservation recommendations for Fisher's Hill and Tom's Brook, respectively. Recommendations are keyed to maps, Figure 5.1 and Figure 5.2, outlining areas of the battlefields. It should be noted that some parcels in the core area did not rank very high in preservation value, primarily because they were small, already developed parcels. These latter parcels were not assigned a preservation recommendation in Table 5.2 or 5.3.

Note: Regarding the designation of preservation areas by letters and numbers, the following provides a key to understanding how they were derived:

E. or W.:	Preservation area is located on East (E) or West (W) side of I-81
Lower case letter:	Each preservation area is identified by a unique letter.
Number:	Order of priority for action: 1. First priority 2. Second priority 3. Third priority

5.2.2 Preservation Recommendations for Entire Battlefields

The following additional preservation techniques are recommended for the remainder of parcels on the battlefields as well as all the parcels in the core areas (in other words, all parcels on the battlefields).

- Conservation easement donation from any interested donor offering land with preservation value

- Agricultural and forestal districts for qualifying agricultural and forested parcels
- Policies in the Shenandoah County comprehensive plan regarding the preservation of Fisher's Hill and Tom's Brook battlefields.
- A new battlefield zoning district to be applied to all lands currently zoned A-1 or C-1 within the entire study area of each battlefield and outside the battlefields within designated roadway viewsheds. Consideration of rezoning of other appropriate parcels not zoned A-1 or C-1 to this new battlefield zoning district as well.
- Eventual nomination of the study areas of each battlefield for the National Register of Historic Places and the Virginia Landmarks Register
- An agricultural support program initiated by Shenandoah County throughout the county's agricultural areas, which would benefit farmers on the battlefields
- Voluntary design guidelines developed by the Battlefields Foundation to advise landowners in siting new buildings and uses on the battlefield. If funding can be secured, the Battlefields Foundation should also provide a design consultation service to help landowners apply the guidelines.

The preservation tools recommended for the entire battlefield areas are proposed in a spirit of cooperation and partnership with battlefield landowners. Initial comments from landowners attending public input forums were that these preservation tools, to be applied battlefield-wide, would be acceptable as long as battlefield landowners were involved in their crafting.

Some of the battlefield-wide preservation recommendations are by definition or by law voluntary. Donations of easements would, of course, be voluntary. The Virginia Agricultural and Forestal Districts Program is set up as a voluntary program by Virginia law. The agricultural support program is intended to be like current extension programs. Assistance would be available, but not mandatory.

With regard to nomination of the two battlefields to the National Register of Historic Places and the Virginia Landmarks Register, the Battlefields Foundation hopes eventually to seek such designation of all the battlefields in the National Historic District if substantial landowner support can be obtained.

Table ii Preservation Recommendations for Core Area of Fisher's Hill Battlefield				
Area	Ideal Tool	Option 2	Option 3	Option 4
E.a.1	Fee simple acquisition	Easement acquisition	Ag district	
E.b.1	Easement acquisition	Ag district		
E.c.1	Easement acquisition (w/ façade easement on structures)	Fee simple acquisition / resale of property w/ façade easements	Ag district and village historic district	Village historic district
E.d.1	Easement acquisition (w/ façade easements on structures)	Fee simple acquisition / resale of property w/ façade easements	Ag district and village historic district	Village historic district
E.e.1	Easement acquisition (excluding mobile home park, w/ public access site at picnic grounds)	Easement acquisition (excluding mobile home park)	Ag district	
E.f.1	Fee simple acquisition (w/ option to resell structures w/ façade easements)	Easement acquisition (w/ façade easements on structures)	Ag district	
E.g	Special designation in Forest Management Plan	Memorandum of understanding		
E.h	Easement acquisition	Ag district		
E.i.2	Easement acquisition (w/ public access site)	Ag district		
E.j.2	Easement acquisition	Ag district		
E.k.2	Easement acquisition	Ag district		
E.l.2	Easement acquisition	Ag district		
E.m.3	Easement acquisition (w/ public access site)	Easement acquisition	Ag district	
E.n.3	Easement acquisition	Ag district		
W.o.1	Easement donation and Ag district	Memorandum of understanding / Ag district	Ag district	
W.p.1	Combination of fee simple acquisition (Ramseur's Hill) and easement acquisition (remainder)	Easement acquisition	Ag district	
W.q.1	Easement acquisition	Ag district		
W.r.1	Easement acquisition	Ag district		
W.s.1	Easement acquisition	Ag district		
W.t.2	Easement acquisition (w/ public access site) ¹	Ag district		
W.u.2	Easement acquisition (w/ public access site) ¹	Ag district		
W.v.2	Easement acquisition	Ag district		
W.w.3	Fee simple acquisition / rehabilitation of structures and resale of property w/ façade easements			
W.x.3	Fee simple acquisition			
Other Parcels ²	Easement donation	Ag district		
*	Public access site easement	Management agreement		

Notes: ¹ A public access site is sought on either W.t.2 or W.u.2.

² Other parcels include all parcels in the core or study area not designated above.

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Table 5.3 Preservation Recommendations for Core Area of Tom's Brook Battlefield

Area	Ideal Tool	Option 2	Option 3	Option 4
E.a.1	Easement donation and Ag district	Memorandum of understanding and Ag district	Ag district	
E.b.1	Fee simple acquisition	Easement acquisition	Ag district	
E.c.1	Easement acquisition	Fee simple acquisition	Ag district	
E.d.2	Easement acquisition	Ag district		
E.e.2	Easement acquisition	Ag district		
E.f.3	Easement acquisition (w/ public access site) ¹	Fee simple acquisition	Ag district	
E.g.3	Easement acquisition (w/ public access site) ¹	Fee simple acquisition	Ag district	
W.h.1	Fee simple acquisition	Easement acquisition	Ag district	
W.i.1	Easement acquisition	Fee simple acquisition	Ag district	
W.j.1	Easement acquisition	Fee simple acquisition	Ag district	
W.k.1	Easement acquisition (w/ public access site)	Fee simple acquisition	Easement acquisition	Ag district
W.l.1	Easement acquisition	Ag district		
W.m.2	Easement acquisition	Ag district		
W.n.2	Easement acquisition	Ag district		
W.o.2	Easement acquisition	Ag district		
Other Parcels ²	Easement donation	Ag district		
*	Public access site easement	Management agreement		

Notes: ¹ A public access site is sought on either E.f.3 or E.g.3.

² Other parcels include all parcels in the core or study area not designated above.

Figure 5.1

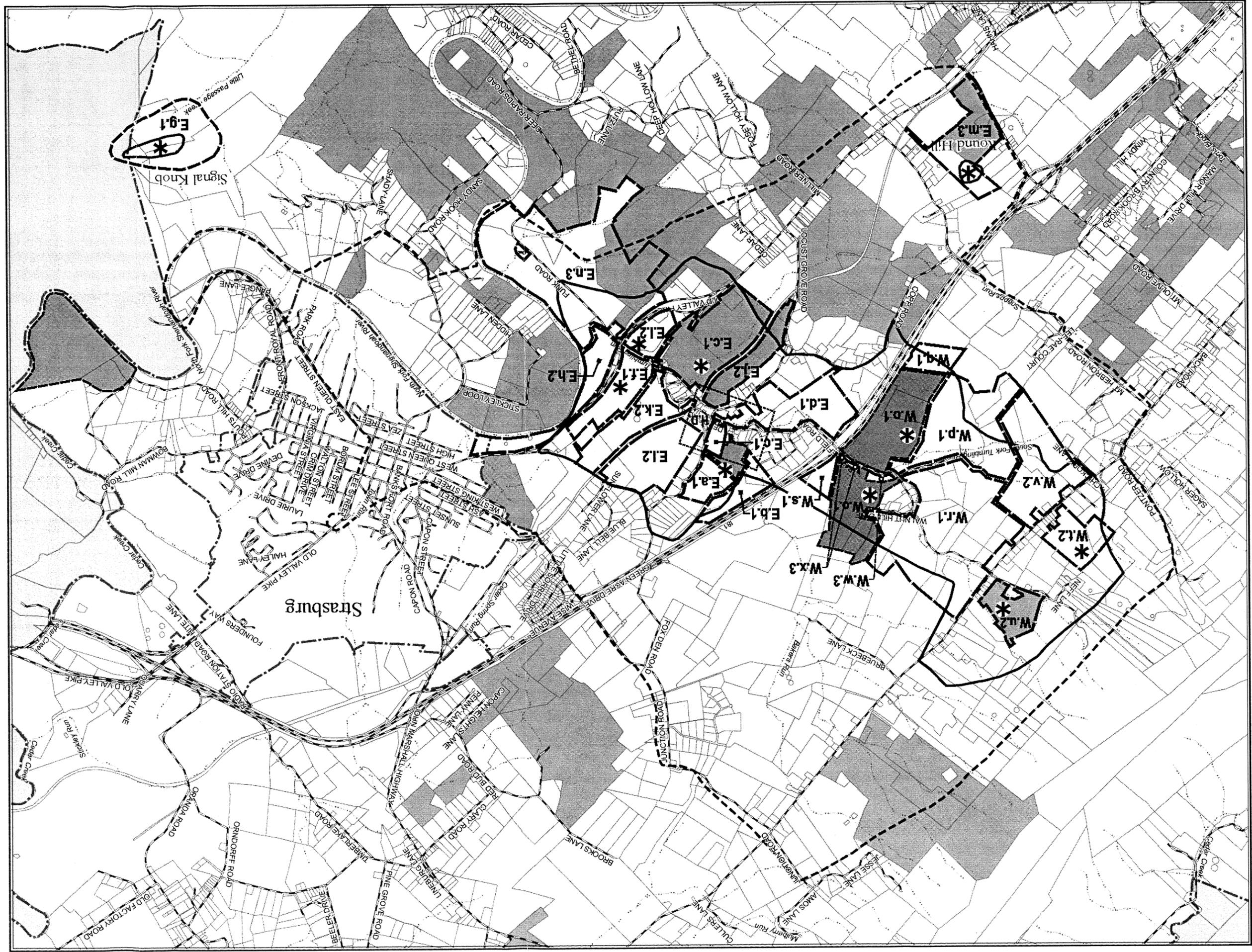
Primary Preservation Areas

Map Key:

- Currently Preserved Areas:
 - Fee Simple Ownership
 - Conservation Easement
 - County Preservation Resolution
 - Agricultural & Forestal Districts
- Proposed Preservation Areas:
 - Public Access Sites
 - Historic District

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County of Shenandoah
Shenandoah County, Virginia
Fishers Hill Battlefield Preservation Plan



Since Shenandoah County is currently considering an update to its comprehensive plan, it is appropriate to include policies within the plan that support this preservation plan. The following specific strategies and policies are recommended to be added to the Implementation chapter of the plan:

Historic Resources Management

- 1) Support the preservation of the Fisher's Hill and Tom's Brook battlefields through the following actions:
 - convey conservation easements on county-owned land at Fisher's Hill and Tom's Brook battlefields to the Virginia Outdoors Foundation;
 - continue to show the rural areas of the two battlefields as planned for agricultural or forest uses;
 - designate the battlefields as historic preservation areas appropriate for the application of preservation measures;
 - limit the extension of water and sewer service further into the rural portions of the battlefields;
 - consider reducing the extent of public service areas designated in the 1990 comprehensive plan where they infringe on the battlefields and the land is not yet developed (e.g. lands around and south of Round Hill);
 - ensure that any new development permitted on or adjacent to the battlefields is compatible with battlefield preservation, for example, development that might be proposed around the towns and the Route 651 / I-81 interchange (Toms Brook exit);
 - prevent new roads or major improvements to existing roads that would adversely impact the battlefields with particular attention to Battlefield Road at Fisher's Hill;
 - refrain from approving other infrastructure or capital projects on the rural portions of the battlefields, such as solid waste disposal facilities, schools, or communications towers;
 - explore implementation methods that Shenandoah County can commit toward battlefield preservation (e.g., PDR, zoning, agricultural and forestal districts, agricultural support programs); and
 - consider developing a new battlefield preservation zoning district.

The new battlefield preservation zoning district, recommended above for inclusion in the comprehensive plan's set of battlefield preservation measures, was supported in concept by those participating in the preservation planning process even though zoning is not a voluntary preservation method. Once applied, its provisions would become law and compliance would be required. Shenandoah County would need to spearhead the effort to develop a new battlefield preservation zoning district to be included in the county zoning ordinance. Broad participation in the development of the zoning district by battlefields landowners is strongly advised.

In crafting the new battlefield zoning district, the county may find it fruitful to consult with other counties in Virginia where rural historic districts have been created. The

Preservation Alliance of Virginia's 1996 publication, *Virginia's Rural Historic Districts*, documents the twelve districts and contains valuable information on regulatory approaches being used to protect them.

Finally, the Battlefields Foundation plans to develop design guidelines and a design consultation service to help landowners ensure that their new buildings and structures are compatible in design with battlefield preservation. Under this preservation plan, design guidelines and consultation assistance are to be promoted, but not required. Sample design guidelines are provided in Appendix C.

5.2.3 Other Preservation Recommendations Affecting Portions of the Battlefields

In addition to parcel-specific and battlefield-wide recommendations, the following recommendations are offered for portions of the battlefields:

- In consultation with property owners along Battlefield Road, nomination of the road for designation as a Virginia Byway and creation of a historic corridor zoning overlay district to protect its historic and scenic values.
- In consultation with property owners, establishment of historic districts in the villages of Fisher's Hill and Mt. Olive through nomination to the National Register of Historic Places and Virginia Landmarks Register and adoption of historic zoning overlay districts.
- Cooperative efforts with the Potomac Appalachian Trail Club to secure land and easements for the Tuscarora Trail through the Tom's Brook battlefield.

6.0 Management Issues

Land management is closely related to land preservation. Steering Committee members and citizens expressed concerns in meetings and public forums that preserved lands and the tourists that visit them be managed to limit adverse environmental and social impacts. Management of preserved battlefield land (land owned by a preservation organization) or land subject to a management agreement (between a willing owner and a preservation organization) will consist primarily of cultural resource management, landscape management, access / visitor management, and view management.

6.1 Cultural Resource Management

When the Battlefields Foundation buys and preserves land on the battlefields, it must manage the cultural resources of that land. To manage its resources wisely it must know what resources it has and then care for them in a principled manner. If development is proposed, say for parking or visitor facilities, SVBF must work to ensure that such development does not significantly adversely affect the historic and archeological resources present. SVBF intends to meet these goals by conducting appropriate cultural landscape reports and following adopted land management. Copies of these policies are available from the Battlefields Foundation.

6.1.1 Cultural Landscape Reports

Guidance for the management of battlefield land may be found in the publication *Guidelines for the Treatment of Cultural Landscapes*.⁴⁰ Using these guidelines, property owners can implement the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Battlefields Foundation will use these standards and guidelines to manage land it owns or leases on the battlefields and recommends that its partners do the same.

A cultural landscape is “a geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.” There are four types of cultural landscapes: historic designed landscapes, historic vernacular landscapes, ethnographic landscapes, and historic sites. Battlefields are included in the *historic site* category: “a landscape significant for its association with a historical event, activity or person.”

The guidelines recommend that the owner of a historic site prepare a cultural landscape report before undertaking any work on the site, such as the construction of an access road, parking lot, or building or the renovation of a structure. The cultural landscape report documents a process for determining the best way to preserve the historic values of the site. It includes: historical research; inventory and documentation of existing conditions; site analysis and evaluation of integrity and significance; development of a cultural landscape preservation approach and treatment plan; development of a cultural

⁴⁰ NPS. 1996. *Guidelines for the Treatment of Cultural Landscapes*. Washington, DC. Cited hereafter as NPS.

landscape management plan and management philosophy; development of a strategy for ongoing maintenance; and, preparation of a record of treatment and future research recommendations.⁴¹

At the heart of the cultural landscape report is the development of a preservation approach and treatment plan. There are four primary treatments identified in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. They include:

1. preservation;
2. rehabilitation;
3. restoration; and
4. reconstruction.

Preservation is often the first treatment examined because it involves the least change and is most respectful of the existing historic character. As one progresses down the list, more intervention is involved, requiring more change to the historic fabric. Selection of the best treatment for a site is based on many factors, including management and interpretation objectives, the period of significance (in this case the year 1864), the integrity of the site, and the conditions of landscape features. Before selecting a treatment, adequate research must be done to understand the historic values of the property.⁴²

Some examples will help the reader understand how this cultural landscape preservation and management approach might apply to land owned by the Battlefields Foundation at Fisher's Hill and Tom's Brook. For example, this plan recommends that the Foundation purchase Preservation Area W.p.1 on the Fisher's Hill battlefield, if it is available for sale. (Please see Figure 5.1) The property would become part of a battlefield park. Remnants of trenches are known to be present on the land. Prior to undertaking improvements to this property, the cultural landscape preservation planning process would involve historical research about this land and field investigations to determine the exact condition of the trench remnants. Then a treatment plan would be developed to determine whether the trenches should be:

- preserved as they are, perhaps as only a subtle trace in the landscape;
- rehabilitated (perhaps they are experiencing erosion and need to be stabilized);
- restored (made to look as they did in 1864); or
- reconstructed (because portions of the trench have been destroyed).

Another example is Preservation Area E.c.1 on Tom's Brook battlefield (please see Figure 5.2). A farmstead is located on the property that was built in the late 1800s. After research and documentation of these historic structures and the changes made from the 1864 landscape, a treatment plan would be developed. The treatment plan could prescribe that the structures be:

⁴¹ NPS, pp. 4-5.

⁴² Birnbaum, Charles A. 1992. *Protecting Cultural Landscapes*. Washington, DC: NPS Preservation Brief 36, p. 10.

- preserved as is, as an example of a 1890s farmstead;
- rehabilitated for another use, perhaps as a visitors center;
- demolished and the landscape restored to its condition in 1864; or
- demolished and any structures present in 1864 that are no longer present could be reconstructed, if adequate documentation exists.

A similar situation occurs on the Antietam battlefield, where there is a turn-of-the-century farm complex of high historic integrity. NPS decided to preserve the later era farm, rather than demolish it and restore the Civil War era landscape.⁴³

Decisions regarding treatment options are very complicated. Professional debate continues about how to balance the need for a “landscape frozen in time,” such as it would have been at the time of the battle, and the need to represent the “evolving cultural landscape,” which may now include other significant resources unrelated to the battle.

6.1.2 SVBF Development Project Policies

The addition of modern facilities, like parking lots and access roads, does not comport with any of the four cultural landscape treatments. In the past, NPS often placed visitors centers, roads, and parking lots on their battlefields. Now current preservation philosophy and NPS policy promote off-site locations for such non-historical intrusions. However, there are times that facilities must be placed on the battlefields to make them accessible. Pull-offs from existing roads, small parking areas, and interpretive signs are often located on battlefields for the safety and convenience of the public. To address development on its battlefield land, the Battlefields Foundation has adopted policies regarding development projects on its land. The policies are based on the guidelines presented in Appendix I of the *Shenandoah Valley Battlefields National Historic District Final Management Plan*. The following summarizes general guidelines and provisions for selecting development sites and criteria for development:

General Guidelines and Provisions for Development Site Selection

- Assure the need for the development
- Know the environmental and cultural impacts (the CLR can help here.)
- Know the impacts on the community
- Complete a baseline study (the CLR inventory)
- Prepare a boundary survey
- Conduct a Phase I archaeological study
- Follow all applicable laws – federal, state, and local

⁴³ NPS, page 7.

Criteria for Development

- Adaptive re-use (appropriate reuse of historic buildings)
- Standards – “Secretary of the Interiors Standards for Rehabilitation, Archeology, and Restoration in the management of historic buildings and landscapes”
- Unobtrusive designs
- Minimization of impervious surfaces
- Positive impacts to natural resources
- Protection of riparian areas

6.1.3 SVBF Policies Regarding Archaeological Excavations and Relic Hunting

Many owners of battlefield land face requests from archaeologists and relic hunters for permission to search for archaeological remnants on the property. Battlefields Foundation policy prohibits all unauthorized and/or unsupervised archaeological excavations and relic hunting on its land. SVBF will allow controlled archaeology and relic hunting under the supervision of an archaeologist after reviewing the proposed scope of work, purpose of the project, and resource reclamation goals. Artifacts uncovered belong to SVBF.

6.2 Landscape Management

Landscape management is addressed by the cultural landscape planning and management process described. However, based on issues brought up by the public, some special issues related to vegetation management are further discussed here. The following policies address landscape management on land owned by the Battlefields Foundation.

The cultural landscape report must address all features in the landscape, not just historic structures and artifacts. The topography and vegetation of the era are also studied as part of the cultural landscape. Through historical research, the planning process determines areas that were wooded versus areas that were open and/or farmed in the period of interest. Crops grown and livestock pastured can be determined from maps and eyewitness and other historical accounts. Treatment plans can include any of the four treatments that are appropriate.

Often restoration of the vegetation of the period is recommended. For instance, Frederick County recommended restoration of woodlands on the Third Winchester battlefield that existed at the time of the battle because those woodlands played a role in the battle history.⁴⁴ Cultural landscape reports prepared for lands at Fisher's Hill and Tom's Brook should also address period landscape vegetation features. Appendix B.1 contains a list of plant species for the Shenandoah Valley that are recommended for use in restoring fields and woodlands to period conditions and for creating visual screening buffers where needed to screen undesirable views.

⁴⁴ Frederick County Department of Planning and Development. 1999. *Third Winchester (Opequon) Battlefield Preservation Plan*. Winchester, Virginia: Frederick County.

An important element of the cultural landscape report is management and maintenance section. This section would address some of Shenandoah County's citizen concerns regarding the maintenance of open fields and the eradication of invasive alien (non-native) species. The management and maintenance plan should address methods to keep fields that are desired to remain open free from successional plant species. Mowing schedules should be set to prevent the growth of woody species like cedars and the invasion of non-native weeds. Appendix B.2 of this plan contains a list of invasive alien plant species common to the Shenandoah Valley that should be eradicated or kept in check.

An alternative to mowing is allowing the land to be used as pasture or cropland. The Battlefield Foundation plans to lease portions of its land to local farmers, thereby keeping it maintained and in production. SVBF has adopted policies regarding leasing of its land and agricultural land use. Among the uses that can be conveyed by lease are:

- farming in accordance with accepted management practices;
- hunting and fishing within the limits of federal, state, and local law;
- harvesting of dead and down timber; and
- the right to occupy and uses houses, barns, and other structures.

The Battlefields Foundation's policies on agricultural use of its land address such issues as the use of a farm plan and best management practices, grazing intensity, cropping practices, livestock practices, use of pesticides and herbicides, maintenance of fences, barns and improvements, and hunting. Land actively used for interpretation will normally be segregated from land leased for agricultural purposes by the terms of the lease, and physically, using fencing and signs.

6.3 Access Management

A number of landowners and citizens at public meetings expressed concern that visitors to the battlefields might trespass on private property. They also expressed concerns about being overwhelmed with visitor traffic. They do not want to become a Gettysburg.

Access management could be achieved through a combination of fencing, natural landforms, signs, and notification. All properties that are purchased in fee simple by SVBF or where a visitor access easement has been granted will be fenced, unless a natural barrier performs the function of access control. An example of a natural barrier would be a river (e.g., the North Fork of the Shenandoah) or bluff situation (e.g., the bluff along Route 11 south of Strasburg). Existing fencing may be left in place or period fencing (split rail) may be installed. Unobtrusive signs will mark public battlefield boundaries at strategic locations. Brochures distributed to visitors will direct visitors to stay on public lands and trails.

6.4 Visitor Management

The Battlefields Foundation plans to address the number and distribution of visitors and their activities on the battlefields through a visitor management program.

6.4.1 Visitor Numbers and Distribution

The visitor projections provided in Table 3.12 indicate that initial increases in visitation to Cedar Creek, Fisher's Hill and Tom's Brook battlefields are expected to be moderate, about 356 additional people or approximately 139 additional cars per day in the peak summer months. However, the battlefields may prove to be more popular than expected and exceed initial expectations later in the century.

The Battlefields Foundation plans to develop a visitor management plan for the entire National Historic District. An orientation center is planned to serve the Cedar Creek-Fisher's Hill-Tom's Brook cluster as well as each of the other four battlefield clusters. These orientation centers will be located outside the battlefields and are projected to be in place by 2005 or 2006. Signs will lead visitors to these centers from Interstate 81 and other major thoroughfares. The centers will have systems to manage visitation. Connected by computer, center staff will monitor the number of visitors coming through the centers. If one or more battlefields appear to be crowded based on center visitation, visitors will be directed to other battlefields. Eventually, if visitation becomes high throughout the Valley, visitors will be directed to bus tours and discouraged from using private vehicles. A similar system has been established at Harper's Ferry.

6.4.2 Visitor Activities

The Battlefields Foundation has also developed some initial policies to address visitor activities on the battlefields. Visitors may come from the local population or from outside the area. Three areas of issue are addressed by SVBF policy: historical reenactments, hunting and fishing, and recreational activities.

The Battlefields Foundation may permit reenactments on the land it owns in fee simple with special conditions and assurances from the sponsors in place. Reenactments must be carefully planned and coordinated as part of a scheduled event.

Hunting and fishing will be permitted on SVBF land within the limits of federal, state and local law and upon a site-by-site review of appropriateness. Hunters and fisherman will be required to obtain written permits from SVBF and carry them with them.

With regard to recreational activities, SVBF prohibits a number of such activities on its land including:

Prohibited Recreational Activities

- Recreational activities that involve motorized or non-motorized vehicles, including bicycles and horses, except when operating on public roadways and designated paths or trails;
- Building open air fires;
- Engaging in any type of motorized or gliding aviation activities;
- Launching boats into stream or lakes from SVBF property;
- Over-night camping

The Battlefields Foundation may approve or allow exemptions from any of these prohibitions on an individual case basis after full disclosure of activities and liability and responsibility through a written request.

In addition to these efforts to manage visitor activities, this plan recommends that Shenandoah County and the SVBF support the lowering of speed limits along Battlefield Road and other tourist routes through the battlefields that are numbered 600 or higher.

6.5 View Management

Views from roadways that may become routes for tourists through the battlefields have been mapped and are presented in Figures 6.1 and 6.2. Maintenance of rural agricultural and forest views and historic town/village views along these roads is important for enhancing the visitor experience. Views from interpreted areas of preserved battlefield land are also important.

The section of this report on preservation tools contains a number of ideas for preserving the battlefields. Establishment of historic districts with design regulations or guidelines in the towns and villages would assist in maintaining views along roads through these areas. The suggested new battlefield zoning district could include provisions to preserve views in the rural portions of the battlefields and in areas within the viewsheds along roads, whether such viewsheds extend inside or outside the battlefield area.

The Battlefields Foundation plans to develop design guidelines to show landowners how to protect views from battlefield roads and from protected properties and to offer a design consultation service, depending on funding. These design guidelines could be for guidance only, though if landowners agree, they could also be included as part of a mandatory design review process under the special battlefield zoning district that the county may consider.

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Figure 6.1

Views

Map Key:

Potential
Tourist Route

Viewshed from
Tourist Routes
(Approximate)



Fishers Hill Battlefield Preservation Plan

Shenandoah County, Virginia
County of Shenandoah



Shenandoah Valley
Battlefields Foundation



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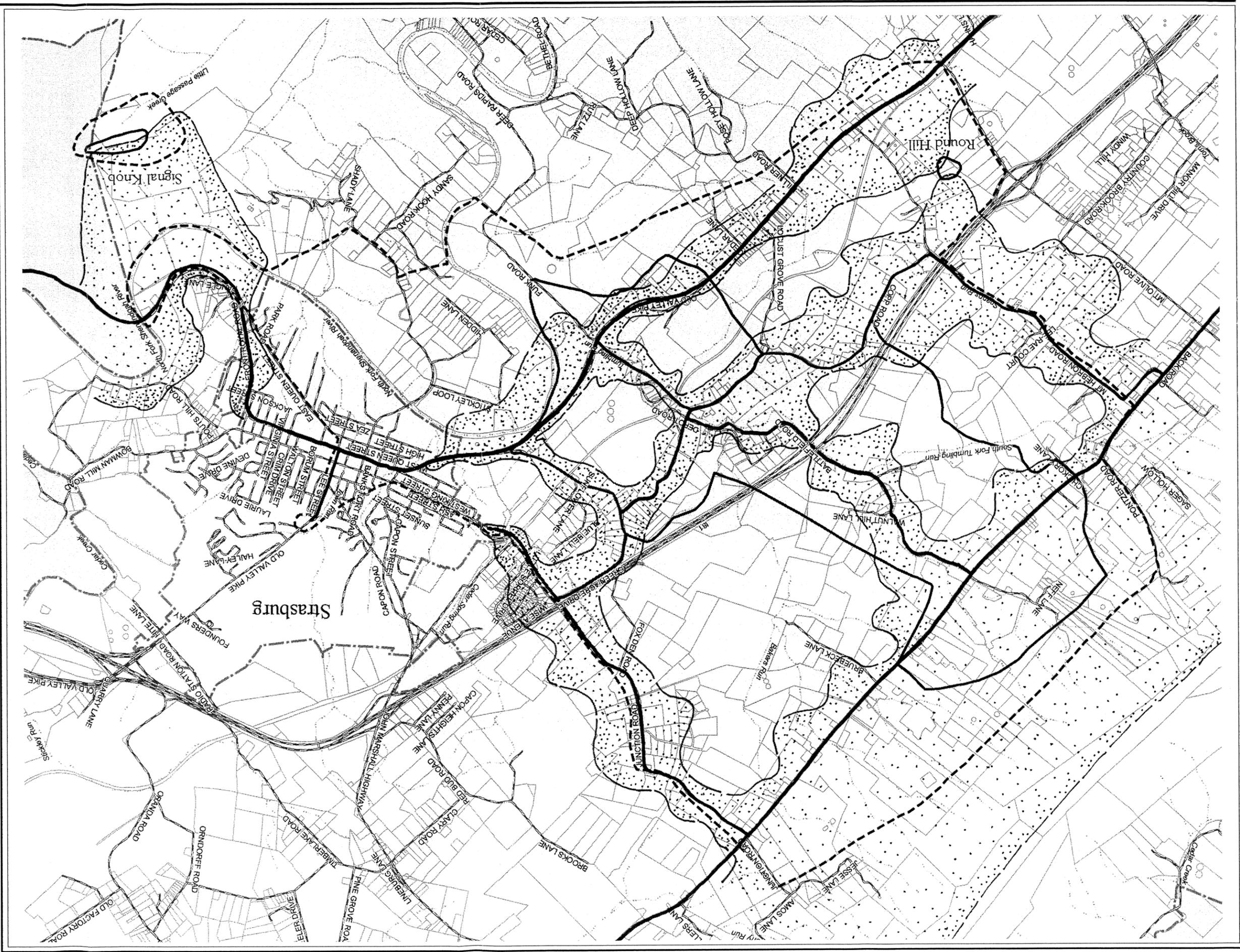
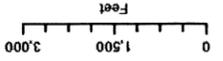


Figure 6.2

Viewsheds

Map Key:

Potential
Tourist Route

Toms Brook

Viewshed from
Tourist Routes
(Approximate)



Toms Brook Battlefield Preservation Plan

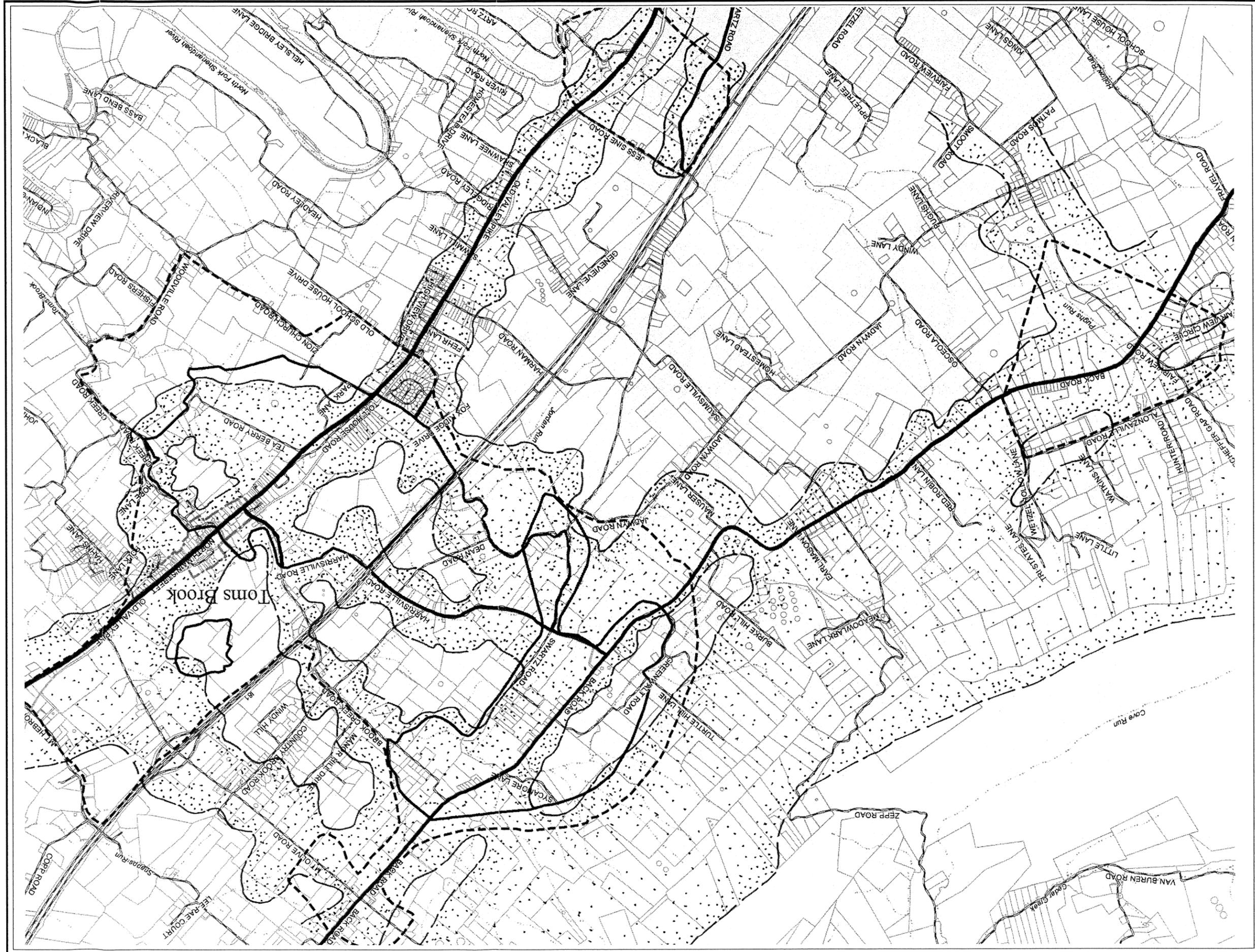
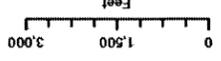
Shenandoah County, Virginia
County of Shenandoah



Shenandoah Valley
Battlefields Foundation



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7.0 Potential Partners in Preservation, Interpretation, and Management

The Battlefields Foundation and Shenandoah County initiated the preparation of this preservation plan. They will be key players in implementing the plan and following up with interpretation and management efforts. However, successful implementation will come about only if many organizations and individuals are involved.

Landowners, of course, will play an essential role in all preservation efforts, as will local citizens with an interest in history and battlefields. The Steering Committee recommends that an on-going group of local landowners and citizens be established to work with the Battlefields Foundation and the county on battlefield preservation, interpretation, and management activities.

Other preservation and conservation organizations are already involved in preserving land on the battlefields, including the Civil War Preservation Trust, Valley Conservation Council, and the Virginia Outdoors Foundation. These organizations will also be involved in plan implementation in coordination with the Battlefields Foundation and Shenandoah County. The following table identifies an array of potential partners and their possible roles in the preservation, interpretation and management of the battlefields.

Role / Activity	Potential Partners
Leadership in preservation, interpretation, and management	Shenandoah Valley Battlefields Foundation (SVBF), local battlefields group
Land and easement acquisition	SVBF, Shenandoah County, Civil War Preservation Trust (CWPT), Virginia Outdoors Foundation (VOF), Valley Conservation Council (VCC), Potomac Appalachian Trail Club (PATC), Strasburg Heritage Association (SHA), National Park Service (NPS), willing sellers/donors
Planning and zoning support	Shenandoah County
Agricultural and forestal districts	SVBF, VCC, Shenandoah County, farmers
Agricultural support programs	Shenandoah County, Virginia Cooperative Extension, Farm Bureau, American Farmland Trust (AFT), farmers
National Register of Historic Places / Virginia Landmarks Register nomination	SVBF, Virginia Department of Historic Resources (DHR), Shenandoah County
Design guidelines / design consultation	SVBF, Shenandoah County, NPS

Table 7.1: Preservation Partners and Their Roles in Plan Implementation (continued)	
Role / Activity	Potential Partners
Interpretation	SVBF, CWPT, NPS, Strasburg Heritage Association, local historians
Battlefield park development & cultural resource, landscape, access/visitor & view management	SVBF, CWPT, NPS
Visitor services / tourism promotion	SVBF, NPS, Shenandoah County Travel Council, Shenandoah Valley Travel Association, Virginia Tourism Corporation (VTC)
Funding	SVBF, NPS, DHR, Virginia Department of Conservation and Recreation, Virginia Department of Transportation, VTC, Shenandoah County, CWPT, VOF, PATC, AFT, other sources

8.0 Action Plan

The preservation plan recommends that Shenandoah County and the Battlefields Foundation work together to coordinate implementation of the preservation plan through the following action plan. The action plan identifies not only preservation actions, but also accompanying organizational, interpretation, visitors services provision, and management actions.

Phase I

- A. Organization (Joint effort of SVBF and Shenandoah County)
- Appoint a Fisher's Hill and Tom's Brook Battlefields Citizens Advisory Board to:
 - Advise SVBF and Shenandoah County on implementation of preservation measures, such as the new battlefields zoning district
 - Promote landowner participation in agricultural and forestal districts
 - Provide input to interpretation programs
 - Make recommendations to the National Park Service on the location for a battlefields visitor orientation center within the Cedar Creek / Fisher's Hill / Tom's Brook Cluster
 - Provide feedback on management issues
 - Establish a Shenandoah County / Battlefields Foundation Staff Working Group to:
 - Meet at least quarterly to coordinate efforts to preserve, interpret, and manage the battlefields
- B. Land Preservation
- Battlefields Foundation
 - Continue to explore all funding sources for land and easement acquisition on the battlefields
 - Purchase land and easements using the preservation recommendations of Table 5.2 and 5.3 as a guide
 - Develop a design guidelines manual for private development on the battlefield and promote its dissemination and use
 - Shenandoah County
 - Incorporate by reference this battlefield preservation plan into the Shenandoah County comprehensive plan
 - Initiate a process to amend the zoning ordinance to include a new battlefield zoning district; involve the Fisher's Hill and Tom's Battlefields Citizens Advisory Board in the development of the ordinance language
 - Promote and support the appropriate creation of and additions to agricultural and forestal districts on the battlefields; offer county-owned lands on both battlefields to serve as core areas for agricultural and forestal districts
 - Convey conservation easements on county owned battlefield properties to the Virginia Outdoors Foundation

- C. Interpretation (Battlefields Foundation)
 - Prepare interpretive plans and a driving tour concept for Fisher's Hill and Tom's battlefields; involve the Fisher's Hill and Tom's Battlefields Citizens Advisory Board in developing the plans and driving tour concepts
 - Provide grants and technical assistance to organizations (historic preservation organizations, museums, etc.) for interpretative programs and facilities
- D. Visitor Services (Joint Effort of SVBF and Shenandoah County)
 - Explore visitor orientation center options with the Citizens Advisory Board, National Park Service, and local historic preservation groups and museums
- E. Land Management (Battlefields Foundation)
 - Prepare a cultural landscape report and master plan for property acquired by SVBF
 - Meet with land and easement owners of preserved land on the battlefields to develop a joint land management approach

Phase II

- A. Organization (Joint Effort of SVBF and Shenandoah County)
 - Review organizational structures for appropriate adjustment
- B. Land Preservation
 - Battlefields Foundation
 - Continue to explore all funding sources for land and easement acquisition on the battlefields
 - Purchase land and easements using the preservation recommendations of Table 5.2 and 5.3 as a guide
 - Secure funding for and offer a design consultation service to landowners wishing to subdivide land, build new structures and facilities, and add to existing structures and facilities
 - Shenandoah County
 - Adopt a new battlefield zoning district
 - Explore options for an agricultural support program countywide
 - Promote and support the appropriate creation of and additions to agricultural and forestal districts on the battlefields
 - Nominate villages of Fisher's Hill and Mt. Olive to the Virginia Landmarks Register and the National Register of Historic Places
- C. Interpretation (Battlefield Foundation)
 - Develop a Fisher's Hill / Tom's Brook driving tour and brochure building on the Virginia Civil War Trails Program
 - Provide grants and technical assistance to organizations (historic preservation organizations, museums, etc.) for interpretative programs and facilities

- D. Visitor Services (Joint Effort of SVBF and Shenandoah County)
 - Coordinate with National Park Service in establishing a visitor management system to manage potential visitor impacts on the community
 - Nominate Battlefield Road for designation as a Virginia Byway
- E. Land Management (Battlefields Foundation)
 - Prepare cultural landscape reports and master plans for any fee simple properties acquired

Phase III

- A. Organization (Joint Effort of SVBF and Shenandoah County)
 - Review current organizational structures for appropriate adjustment
- B. Land Preservation
 - Battlefields Foundation
 - Continue to explore all funding sources for acquisition of land and easements on the battlefields
 - Purchase land and easements using the preservation recommendations of Table 5.2 and 5.3 as a guide
 - Nominate the two battlefields to the National Register of Historic Places and Virginia Landmarks Register in cooperation with the Citizens Advisory Board
 - Shenandoah County
 - Consider a purchase of development rights program for the battlefields in cooperation with the Battlefields Foundation
 - Implement an agricultural support program countywide
 - Promote and support the appropriate creation of and additions to agricultural and forestal districts on the battlefields
 - Work with village property owners to explore the adoption of historic overlay districts in Fisher's Hill and Mt. Olive
 - Work with landowners along Battlefield Road to explore the adoption of a historic corridor zoning overlay district to protect its historic and scenic values
- C. Interpretation (Battlefields Foundation)
 - Provide grants and technical assistance to organizations (historic preservation organizations, museums, etc.) for expansion of interpretative programs and facilities
- D. Visitor Services
 - Use visitor data collected at the NPS visitor orientation center to refine preservation, interpretation, and management programs

E. Land Management (Battlefields Foundation)

- Prepare cultural landscape reports and master plans for any fee simple properties acquired

APPENDIX A: Preservation Value Ranking System

Table A.1 Preservation Value Ranking System for Land on the Battlefields		Maximum Total Points = 80
Category	# Points	Guidance for Point Assignment
<p>Size</p> <p>(assign points for one applicable range)</p>	5	100 or more acres
	4	50 to 99 acres
	3	25 to 49 acres
	2	10 to 24 acres
	1	less than 10 acres
<p>Proximity to Protected Land</p> <p>(assign points for one applicable level)</p>	15	Contiguous
	10	Non-contiguous but in viewshed of protected land
	0	Non-contiguous and outside viewshed of protected land
<p>Integrity of Tract</p> <p>(assign points for one applicable level)</p>	20	<u>Very High Integrity</u> : Current uses mirrors Civil War conditions; historic structures / features still present; no non-contributing features on site; no non-contributing features on adjacent properties
	15	<u>High Integrity</u> : Current use mirrors Civil War conditions; historic structures / features still present; no non-contributing features on site; some non-contributing features on adjacent properties
	10	<u>Moderate Integrity</u> : Current use mirrors Civil War conditions; historic structures / features still present; minor non-contributing features on site; some non-contributing features on adjacent properties
	5	<u>Low Integrity</u> : Current use mirrors Civil War conditions; historic structures / features damaged or lost; non-contributing features on and off site, though not so extensive as to mar Civil War ambience
	0	<u>Lost</u> : Current use does not mirror Civil War conditions; historic structures / features lost; high number of non-contributing features both on and off site

Category	# Points	Guidance for Point Assignment
<p>Historic Significance Of the Land During the Battle</p> <p>(assign points for one applicable level)</p>	20	<u>Highest Significance</u> : Located in the core; contains large proportion of the focus of fighting area
	15	<u>High Significance</u> : Located in the core; contains moderate proportion of the focus of fighting area
	10	<u>Significant</u> : Located in the core; contains little or no focus of fighting area
	5	<u>Moderate Significance</u> : Located outside the core, but within an identified viewshed inside the study area.
	2	<u>Lowest Significance</u> : Located inside the study area, but not within an identified viewshed
<p>National Register of Historic Places</p>	5	Structure or site on the register
	0	Structure or site not on the register
<p>Important Battlefield Historic Structure / Feature</p>	5	Structure or feature that figured prominently in battle events (headquarters, hospital, affected by battle, etc.)
	0	No important battlefield structure or feature
<p>Agricultural & Forestal District</p>	5	Parcel is located in an A & F District
	0	Parcel is not located in an A & F District
<p>Potential for Change</p> <p>(assign points for one applicable level)</p> <p>(Note: 1 point is deducted for land in the 100-year floodplain)</p>	5	<u>High</u> : parcel abuts a public road
	2	<u>Moderate</u> : parcel does not abut a public road;
	0	<u>Lowest</u> : owned or under a perpetual easement by government or preservation group and clearly preserved from incompatible development
	0	<u>Lost</u> : Developed; or property that is 1) zoned R, B or M or 2) in a town annexation area / water & sewer area or 3) under 10 acres and surrounded by land already developed

APPENDIX B Vegetation Management

Table B.1 Recommended Native Plant Materials for Use in Landscape Management

Warm Season Grasses for Fields

Big Bluestem	<i>Andropogon gerardii</i>
Little Bluestem	<i>Andropogon scoparius</i>
Side-Oats Gramma	<i>Bouteloua curtipendula</i>
Virginia Wild Rye	<i>Elymus virginicus</i>
Switchgrass	<i>Panicum virgatum</i>
Indiangrass	<i>Sorghastrum nutans</i>
Eastern Gamagrass	<i>Tripsacum dactyloides</i>

Trees for Woodland Restoration

Virginia Pine	<i>Pinus virginiana</i>
Shortleaf Pine	<i>Pinus echinata</i>
White Oak	<i>Quercus alba</i>
Black Oak	<i>Quercus velutina</i>
Red Oak	<i>Quercus rubra</i>
Chestnut Oak	<i>Quercus prinus</i>
Black Walnut	<i>Juglans nigra</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>

Trees and Shrubs for Screen Buffers

Evergreen Tree Screen	
Eastern White Pine	<i>Pinus strobus</i>
Accent Evergreen Trees	
Virginia Pine	<i>Pinus Virginiana</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Accent Deciduous Trees	
Red Maple	<i>Acer rubrum</i>
Eastern Redbud	<i>Cercis canadensis</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
Common Witch Hazel	<i>Hamamalis virginiana</i>

Table B.1 Recommended Native Plant Materials for Use in Landscape Management (Continued)

Shrubs

White Fringetree	<i>Chionanthus virginicus</i>
Smooth Sumac	<i>Rhus glabra</i>
Arrowwood	<i>Viburnum dentatum</i>
Red Chokeberry	<i>Aronia arbutifolia</i>
Fragrant Sumac	<i>Rhus aromatica</i>

Table B.2 Invasive Alien Plant Species Common to the Mountain and Valley Region of Virginia

Trees

Tree-of-Heaven	<i>Ailanthus altissima</i>
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Vines

Bamboo	<i>Smilax laurifolia</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Kudzu-vine	<i>Pueraria lobata</i>
Oriental Bittersweet	<i>Celastrus orbiculatus</i>

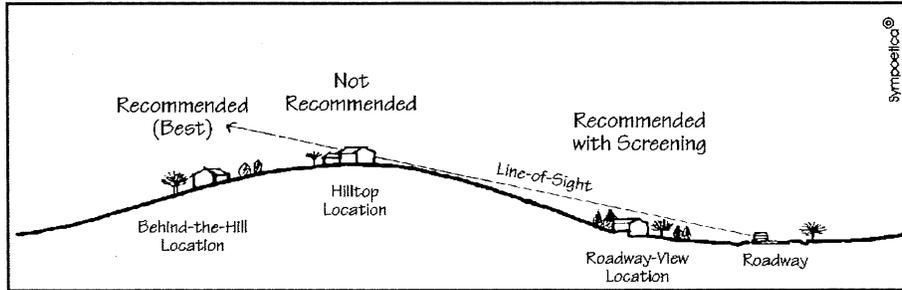
Shrubs

Autumn Olive	<i>Elaeagnus umbellata</i>
Chinese Privet	<i>Ligustrum sinense</i>
Japanese Spirea	<i>Spiraea japonica</i>
Morrow's Honeysuckle	<i>Lonicera morrowii</i>
Multiflora Rose	<i>Rosa multiflora</i>
Standish's Honeysuckle	<i>Lonicera standishii</i>
Wineberry	<i>Rubus phoenicolasius</i>

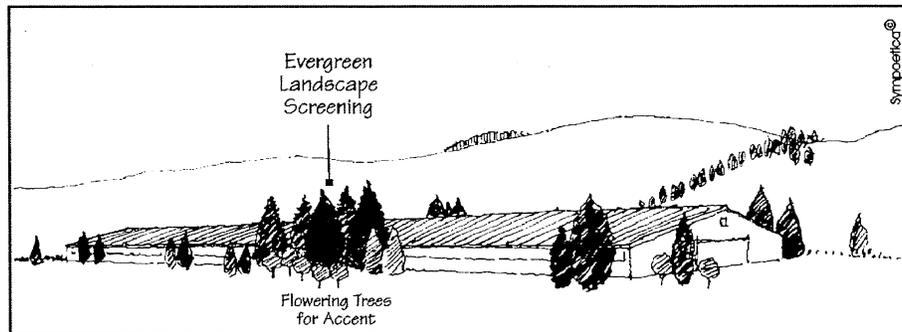
Herbs, Grasses, and Sedges

Canada Thistle	<i>Carduus arvensis</i>
Bristled Knotweed	<i>Polygonum cespitosum</i>
Japanese Knotweed	<i>Polygonum cuspidatum</i>
Chinese Lespedeza	<i>Lespedeza cuneata</i>
Crown Vetch	<i>Coronilla varia</i>
Japanese Stilt Grass	<i>Microstegium vimineum</i>
Garlic Mustard	<i>Allaria petiolata</i>
Gill-over-the-ground	<i>Glechoma hederacea</i>
Johnson Grass	<i>Sorghum halapense</i>
Mile-a-minute	<i>Polygonum perfoliatum</i>
Purple Loosestrife	<i>Lythrum salicaria</i> & <i>Lythrum virgatum</i>
Spotted Knapweed	<i>Centaurea maculosa</i>
Short Fringed Knapweed	<i>Centaurea nigrescens</i>
Tall Fescue	<i>Festuca elatior</i>

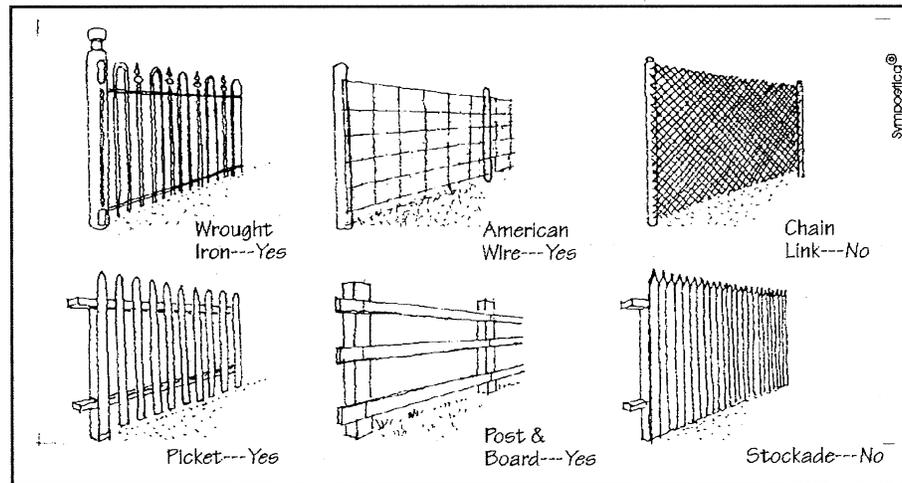
APPENDIX C Sample Design Guidelines



Appropriate Building Siting
in Relationship to the Road



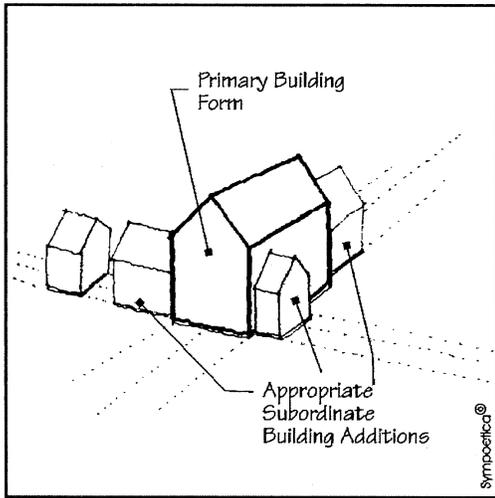
Use of Landscaping to Reduce
the Visual Impact of Large Buildings



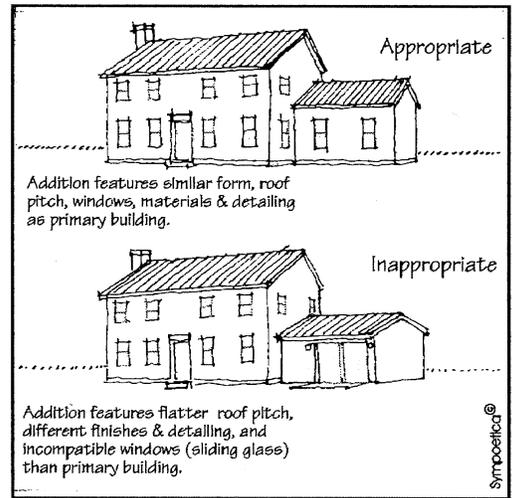
Appropriate Fence Styles

Sample Design Guidelines
Building Siting & Landscape Elements

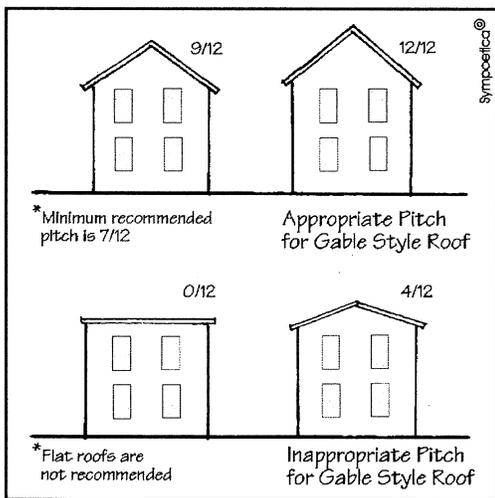
Fishers Hill & Toms Brook
Battlefields Preservation Plan



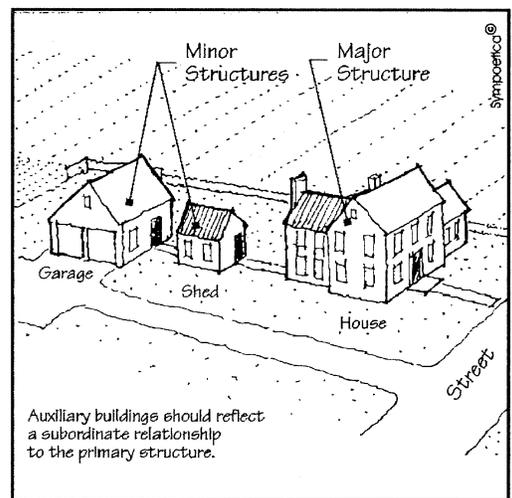
Maintenance of Primary Building Form



Appropriateness of Building Additions



Appropriate Roof Pitches for New Buildings



Relationship of Major & Minor Buildings in a Grouping

Sample Design Guidelines
Building Form & Massing

Fishers Hill & Toms Brook
Battlefields Preservation Plan